

Cook County Integrated Property Tax System (IPTS) Weekly Status Report: 10/09/2026

The IPTS Weekly Status Report includes updates on three functionality groups:

- **Critical Production Items:** Provides updates on critical production activities or milestones of interest to the public, including the status of distributions reporting and outstanding tax bills from prior installments.
- **Clerk Redemptions:** Updates on tasks required in order for redemptions functionality to go live in production. Go Live preparation activities include validation of blackout period and converted data, redemptions artifact testing, and functionality testing for other scope areas required for Go Live. As of July 31st, Clerk and leadership approved on the 5 remaining categories that need to be prioritized for go-live, seen in the electronic judgment section of Redemption section. Defect resolution priorities continue to be actively reassessed against this timeline to ensure the highest-impact items are addressed ahead of the Annual Tax Sale.
- **Tax Sale:** Tracks the status of requirements gathering, testing, and other preparation for the 2023 Annual Tax Sale targeted for execution in December 2026. Activities are reported out for both the Treasurer and Clerk.

Acronyms:

AS – Assessor
CL – Clerk
COP – Certificate of Payment
EJR – Electronic Judgement Record
EOR – Estimate of Redemption

EWR – Electronic Warrant Record
JRR – Judgement Record Report
ROF – Recommended Order Form
SIE – Sale In Error
TR – Treasurer

Critical Production Items

Priority (Agency)	Status
Distributions Reporting (Treasurer)	• Feedback was provided to Tyler regarding what corrections are needed for the remaining agencies. Tyler’s focus is now on the TY2025 2nd Installment bills, the remaining distributions, and corrections to reporting.

Tax Bills (Treasurer)	• As of August 17th, the second-installment bills are available online, except for 2,223 bills awaiting data corrections. • As of August 26th, 80 tax year 2025 bills were mailed: 33 railroad bills and 47 air pollution bills. • As of October 1, 2,214 bills from past cycles have still not been issued, preventing the issuance of 2025 2nd Installment Bills for those PINs, including: ○ 454 2024 2nd Installment Bills ○ 1,760 2025 1st Installment Bills
Refunds (Treasurer)	The process of issuing refunds via batch is still limited due to underlying defects with impacts across multiple refund types. Tyler and the agencies continue to prioritize resolving underlying defects and increase quality of data in the system to clear the path for batch issuance of refunds. Total Dollar Amounts Refunded through Tyler since Go Live*: \$315,339,767 (+2,657,798) • PTAB: \$107,595,949 (+0) • Duplicate and Overpayment: \$20,974,215.26 (+91,804) • Specific Objections: \$114,540,341.39 (+132,963) • COE: \$70,837,899.30 (+2,086,462) • SIE: \$1,391,333.49 (+346,541) Outstanding Refunds: 75,314 total refunds outstanding (-694)* • PTAB: 48,635 (-0) • Duplicate and Overpayment: 5,452 (+321) • Specific Objections: 4,331 (-0) • COE: 12,753 (-1015) • SIE: 4,143 (-0) <i>*The numbers within the parentheses indicate how many more refund dollars (+\$\$) and how many additional (+##) or fewer (-##) refunds are outstanding for each type since the last report.</i>

Clerk Redemptions

Functionality	Current Status
Blackout Data Validation	• All blackout data has been loaded to iasWorld. The Clerk has completed review of Payment and Payout files and reported defects for Tyler to address. • Clerk completed annual sale deed validation and is working with Tyler to resolve the identified deed defects. • The Clerk and Tyler continue collaborating on subtax-related data items.
Electronic Judgement Record (EJR)	• The team continues to work through the outstanding defects. Due to the EJR being the Clerk's source of truth/data validation for other artifacts, testing has been focused heavily on the EJR and associated data elements. • On 7/31, Clerk agreed on the 5 highest priority levels: Go Live Priority 1: Blackout Data - Payments/Payouts, Go Live Priority 2: Scavenger Sale Data - Blackout and Converted, Go Live Priority 3a: Forfeiture Bill Data, Go Live Priority 3b: Deed Blackout Data, Go Live Priority 4: Forfeiture Special Assessment Data, and Go Live Priority 5: Cashier I/II. • The Clerk continued Scavenger Sale converted data validation during the week, identifying defects across buyer registration, statutory fees, interest amounts, deed conversion, and prior year data. • Three EJR-related defects covering prior-year amounts and deed data were corrected this week. Scavenger Sale validation continued across additional sale years and identified further defects that are assigned for resolution.
Recommended Order Form (ROF)	• Functioning as expected with some outstanding defects. The Clerk continues to review PINs for a variety of sale types to ensure they appear as expected in the ROF.
Judgement Record Report (JRR)	• Functioning as expected with some outstanding defects. The Clerk continues to review PINs for a variety of sale types to ensure they appear as expected in the JRR. • The Critical defect identified earlier this month has been corrected by Tyler and is now with the Clerk for retest. Two JRR-related defects were closed this week, and additional items identified during Scavenger Sale validation are assigned for resolution.

Estimate of Redemption (EOR)	Functioning as expected with some outstanding defects. The Clerk continues to review PINs for a variety of sale types to ensure they appear as expected in the EOR.
Certificate of Payment (COP)	Functioning as expected with some outstanding defects. The Clerk continues to review PINs for a variety of sale types to ensure they appear as expected in the COP.
Forfeiture Bill	- The Clerk has begun forfeiture data validation and bill review in production. - The Clerk provided all files for forfeited special assessment payments, Tyler is completing the calculation breakdowns for all the fields needed for the EJR and bills.
Open Item Bill	Open Item Bill testing has been limited due to a lack of data; the Clerk is reviewing in production and working with Tyler to ensure bills are prepared properly.
Override	- The Clerk is continuing to work with Tyler to resolve defects reported on how omitted PINs reflect in bills after overrides are completed. - Clerk is working with Tyler on resolution of the override for bills to reflect exactly as changed.
Cashier I/II	- Clerk continues to test RDM payment and different manual entry scenarios. - The team met to review 12 use case scenarios and clarify what's needed to complete testing, with documentation in progress. - The Clerk continued scenario testing this week, including bankruptcy payment handling and manual redemption usability.
Delinquency Interface and Public Terminal	- Clerk IT is reviewing the delinquency interface report to confirm it is displaying as expected in the SharePoint site. - The Clerk reviewed and approved public terminal tax sale information datalet.

Tax Sale

Agency	Status
Treasurer	- Production data preparation is underway for the December Tax Sale, inclusive of the removal process. - Real Auction file load testing is in progress in the Tyler Stage environment.

	• Tyler and the Treasurer Tax Sale team continue twice-weekly working sessions to track progress and resolve issues. • Next Milestone: Transition the Tyler Stage environment to the Clerk by October 9 to enable additional Clerk testing.
Clerk	• Payment Plan: Following the joint requirements session, a revised Business Requirements Document was provided by the Clerk's office to Tyler. This document is under review by Tyler to ensure it aligns with understanding and delivery plans. Tyler reviewed the updated BRD from the Clerk. Tyler provided additional updates and is back with the Clerk to review. • Tax Sale Production testing continues. • Next Milestone: Clerk to prepare for Tax Sale testing in Stage for the week of October 12th.