Cook County Integrated Property Tax System (IPTS) Weekly Status Report: 10/30/2026

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. On July 31, the Clerk and leadership approved five priority categories for go-live, listed in the Electronic Judgement Record 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. The Clerk is holding a series of go-live readiness checkpoints to confirm progress.
- **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 October 30, 2,086 bills from past cycles have still not been issued: ○ 326 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 10/30 since Go Live*: $417.4M (+$50.3M) • • PTAB: $166.4M (+$36.4M) • • Duplicate and Overpayment: $23.4M (+$0) • • Specific Objections: $131.4M (+$7.3M) • • COE: $93.5M (+$6.2M) • • SIE: $2.6M (+$434.6K) Outstanding Refunds: 67,080 total refunds outstanding (-808) • PTAB: 44,373 (-365) • Duplicate and Overpayment: 5,812 (-137) • Specific Objections: 2,964 (-569) • COE: 9,451 (no change) • SIE: 4,480 (+263) **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.*

Clerk Redemptions

The Clerk's Office and Tyler continued steady progress this week, resolving a number of items and moving additional fixes into Clerk testing.

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. • Tyler is completing final review of the Payment and Payout files, and the clerk is confirming a few more data related details. Subtax-related items continue to be reviewed in this group. • Updates to redemption payment, payout and subtax data are with the Clerk for Testing
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. • Scavenger Sale converted data validation continued, with the Clerk using paper records to support validation where helpful, and serval items were resolved this week. Additional updates are with the Clerk for testing.. • Following a recent production update, Sales in Error (SIE) can now be processed in production..
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. Serveral items were resolved following Clerk testing 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. • Several items were resolved following Clerk testing this week.
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. • The Clerk and Tyler continue to work together to refine COP results.
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. • Forfeiture bill items continue to move through testing, with several resolved this week. The Clerk is providing additional detail on forfeited special assessment payments.
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	• Progress continued on override results, with items resolved this week. • The Clerk is working with Tyler on how omitted PINs appear on the bills after overrides are completed, and on bills reflecting override changes exactly. .
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. • Updates for partial payment collection and bankruptcy payment handling are with the Clerk for testing. • The Clerk's cashiering partners confirmed their applications are on track for go-live, with updates planned to support payment processing and receipts.
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. • An update to the 2023 tax sale search sheets is with the Clerk for testing.

Tax Sale

Agency	Status
Treasurer	• Production data preparation is underway for the December Tax Sale. General notices are ready to send out from Production. • Delinquent Special Assessments were loaded into Production • Hot Fix was loaded to allow Tyler Cashiering to collection Special Assessment Payments • Tyler and the Treasurer Tax Sale team continue twice-weekly working sessions to track progress and resolve issues. • **Next Milestone:** Continue to prepare for the upcoming tax sale
Clerk	• Payment Plan: Tyler requested additional updates to the Business Requirements document, providing clarifying language around solutions boundaries. This document is now back with the Clerk for revision. • Tax Sale Production testing continues. • Twice-weekly meeting cadence established for Tax Sale testing review. • Tax Sale Production testing continues. • **Next Milestone:** Clerk to begin testing Tax Sale in Stage.