



Analysis of Properties with Forfeited Tax Certificates

Presented by the Institute for Housing Studies

Institute for Housing Studies

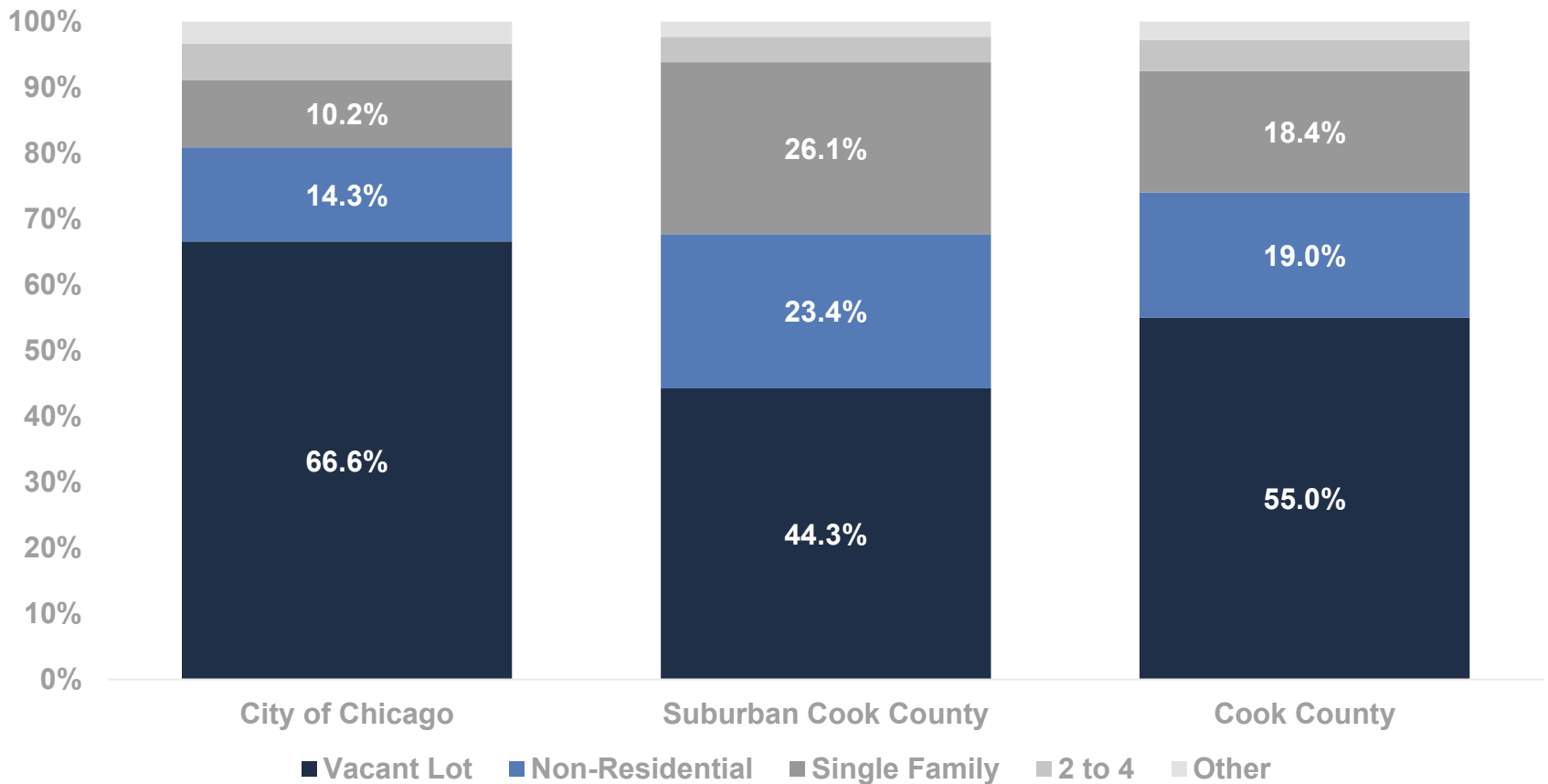
- IHS's mission is to provide reliable, impartial, and timely data and research to inform housing and community development policy decisions and discussions in the Chicago region and nationally
- IHS accomplishes this through an applied research model
 - Data collection and improvement
 - Applied research
 - Technical assistance
- Presentation
 - Analysis of properties with property tax certificates forfeited to Cook County
 - Highlight characteristics of properties and locations where properties are concentrated

Process

- Combined data on tax certificate properties with IHS data on property-level characteristics sourced from the Assessor, City of Chicago (zoning), geographic details, etc
- Explored patterns of tax certificate properties by:
 - Property type
 - Lot size
 - Proximity to transit
 - Distribution across the county, by neighborhood, municipality, and top CTA and Metra stations
 - Zoning

Distribution of tax certificate properties by type and location

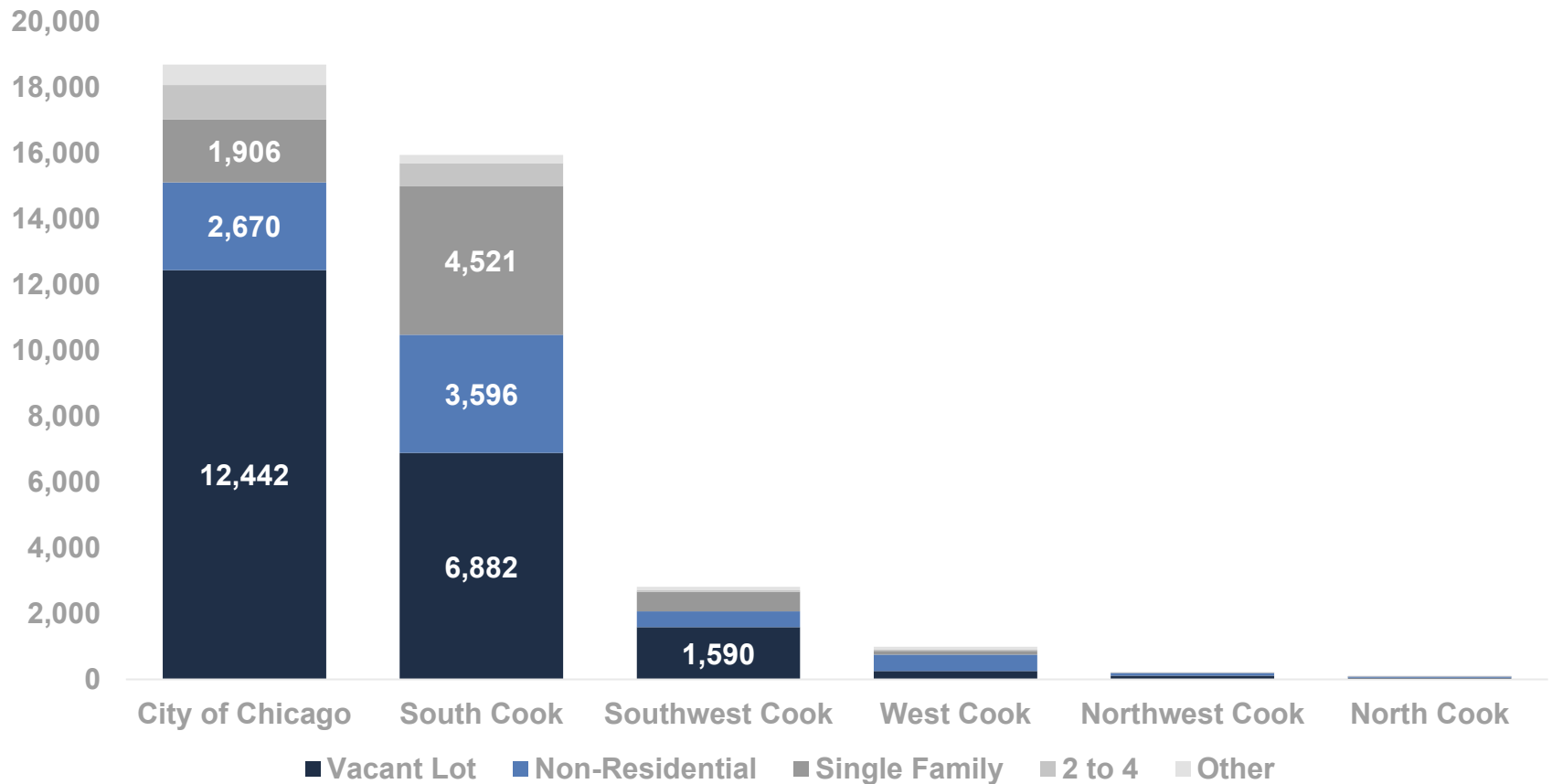
Properties with Forfeited Tax Certificates by Property Assessment Classification



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

Distribution of tax certificate properties by type and location

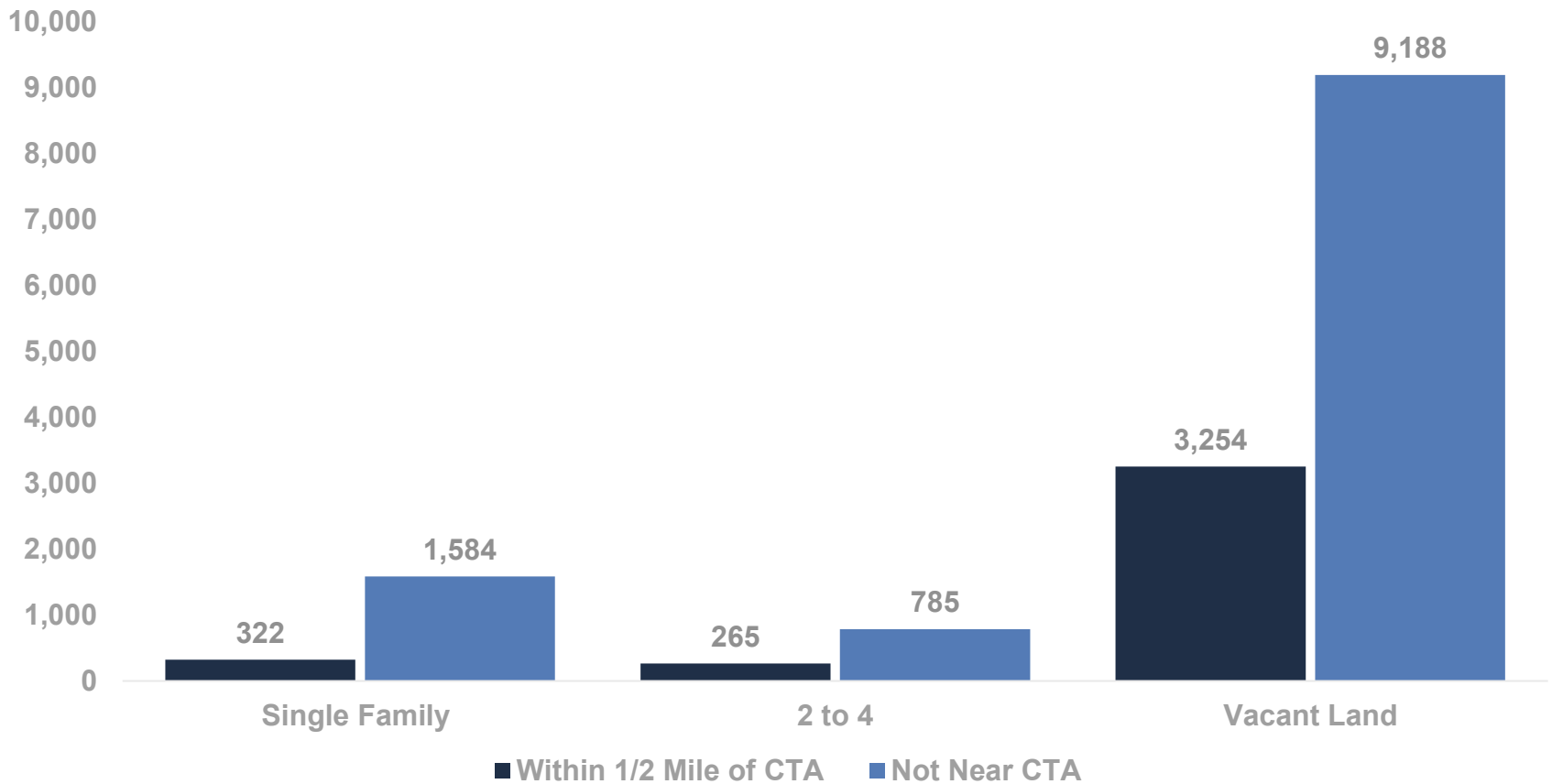
Properties with Forfeited Tax Certificates by Property Assessment Classification



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

Over 3,800 tax certificate properties are within a ½ mile of a CTA station

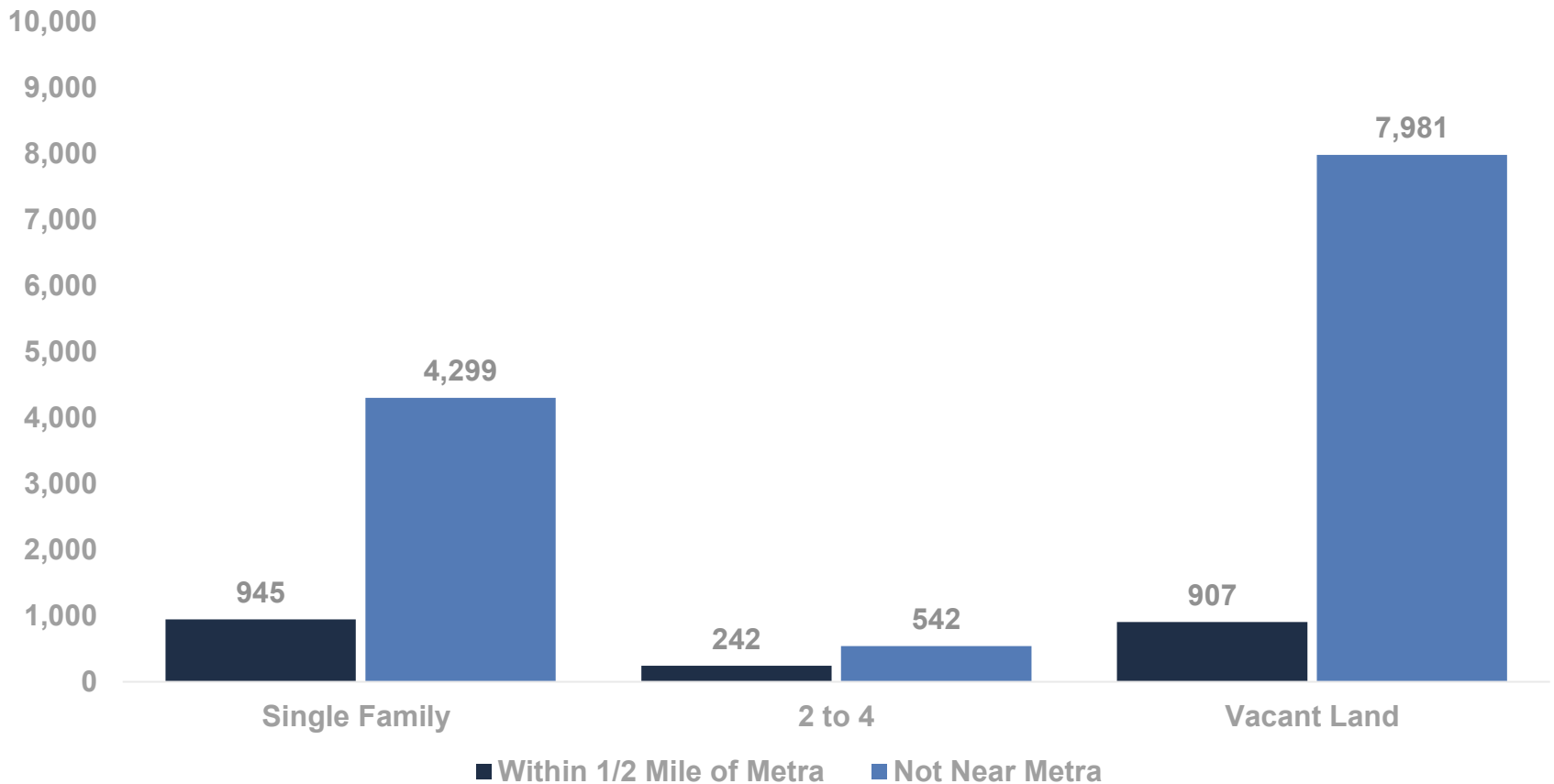
City of Chicago Tax Certificate Properties by Property Type and Proximity to a CTA Station



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR, IHS ANALYSIS

Nearly 2,100 suburban tax certificate parcels are near a Metra stop

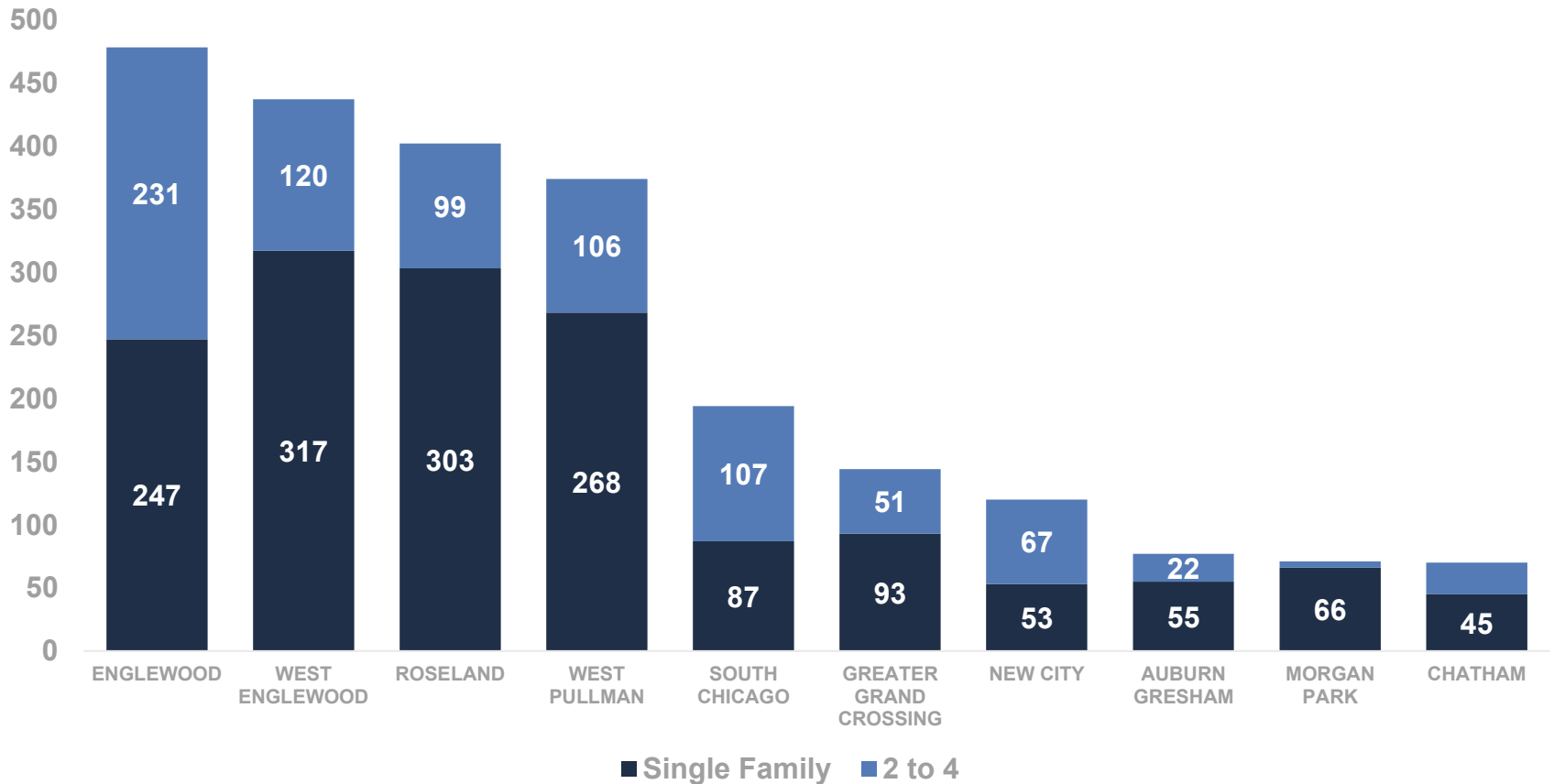
Suburban Cook County Tax Certificate Properties by Property Type and Proximity to a Metra Station



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

1 to 4 tax certificate properties are highly concentrated

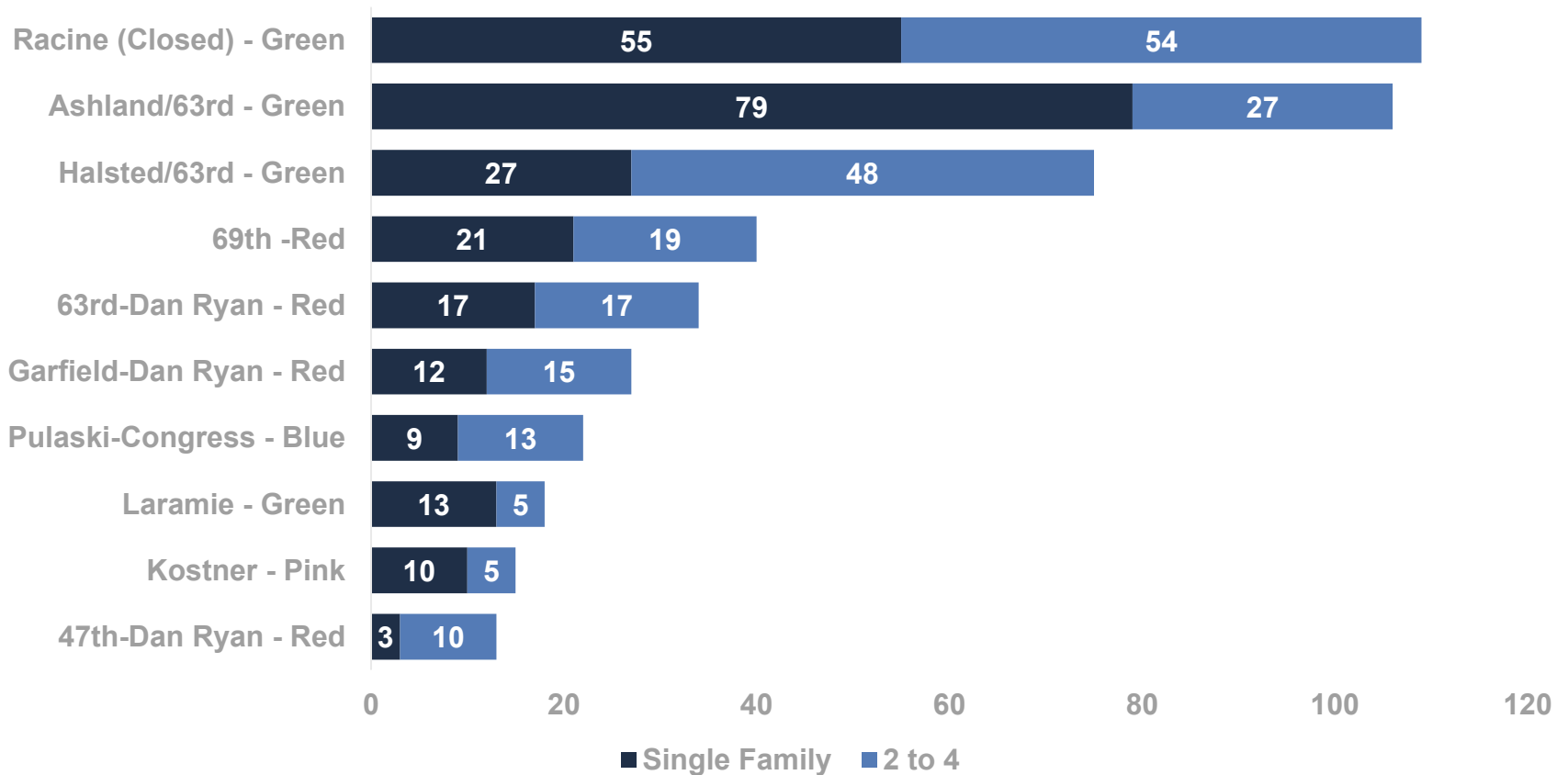
Distribution of Residential Properties with Forfeited Tax Certificates by Unit Count and Community Area



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

Top CTA Stations for 1 to 4 tax certificate properties

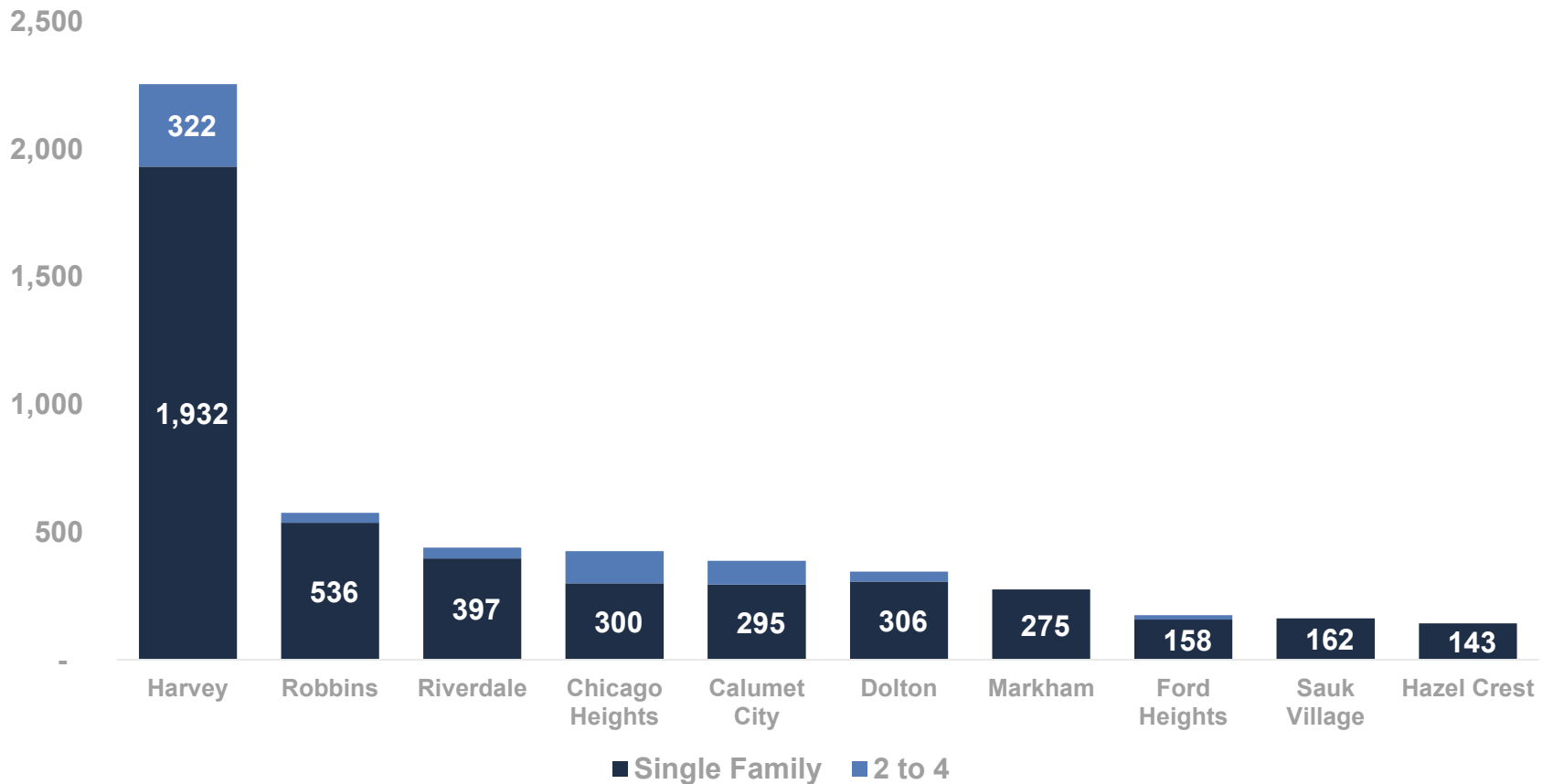
Top Ten CTA Stations with Single Family and 2 to 4 Tax Certificate Properties



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

1 to 4 tax certificate properties are highly concentrated

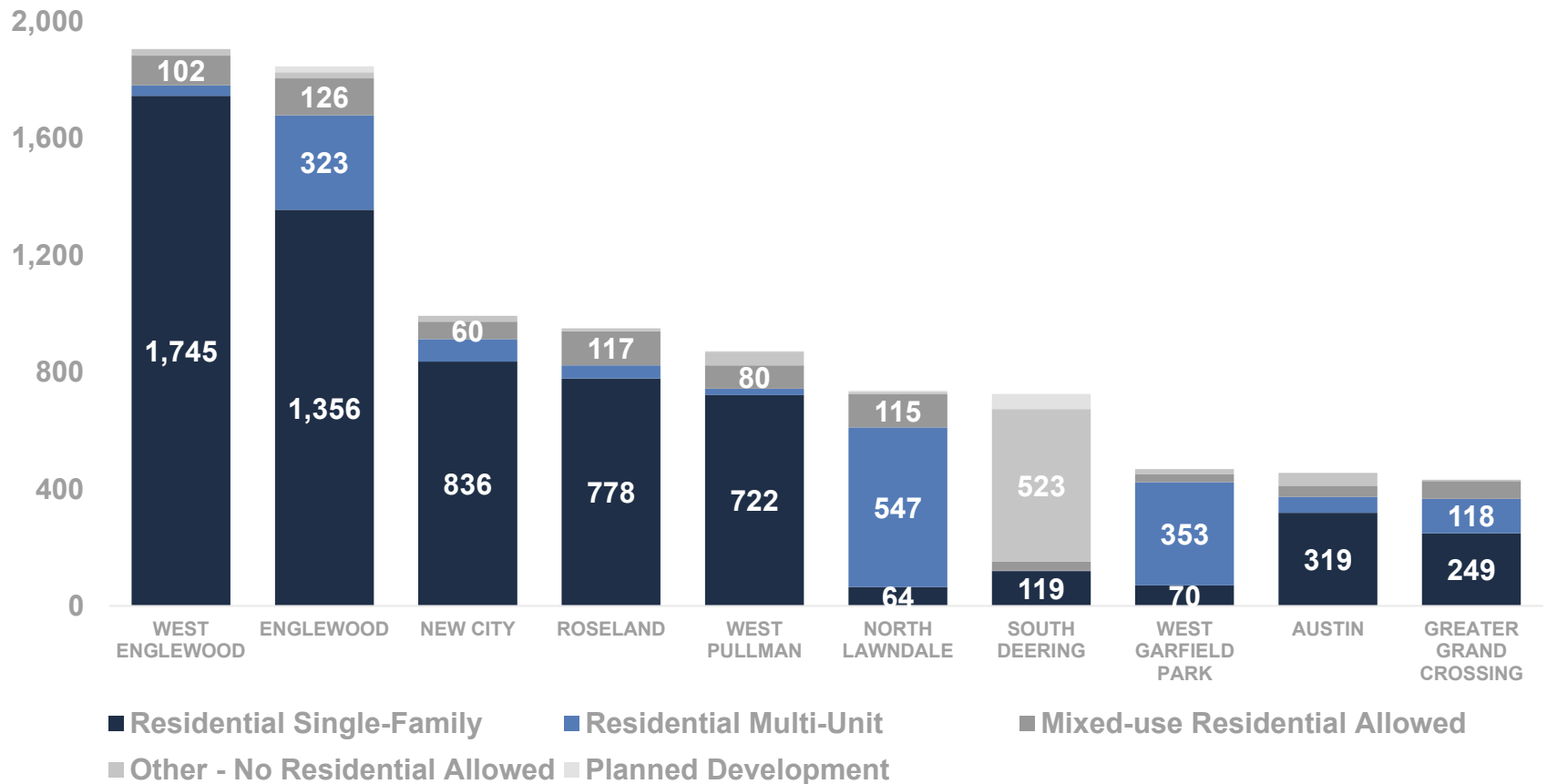
Distribution of Residential Properties with Forfeited Tax Certificates by Unit Count and Municipality



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

Most tax certificate vacant lots are zoned single-family residential

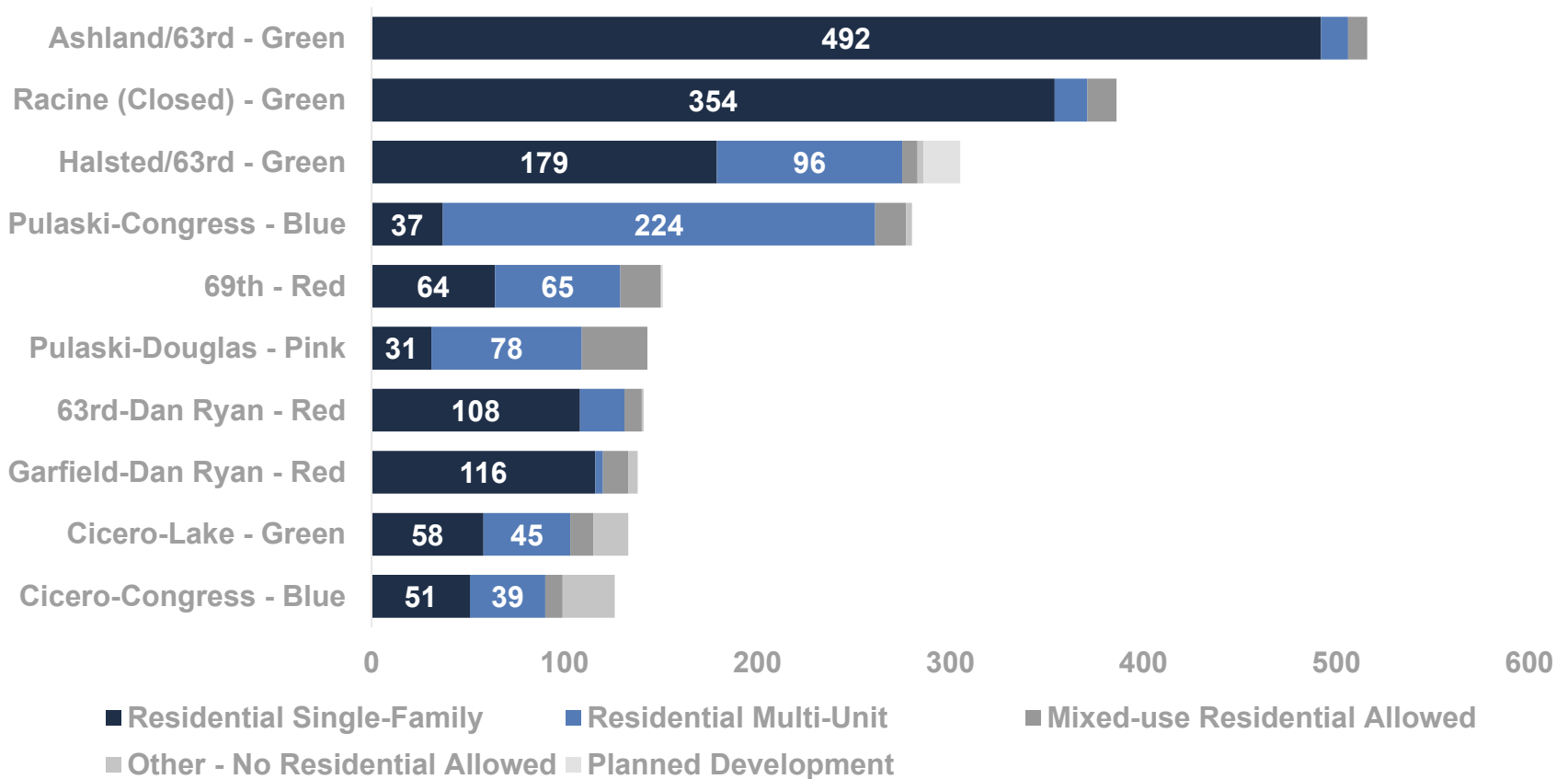
Top City of Chicago Community Areas with Forfeited Tax Certificates on Vacant Lots by Zoning Classification



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

Top CTA Stations for tax certificates vacant lots by zoning

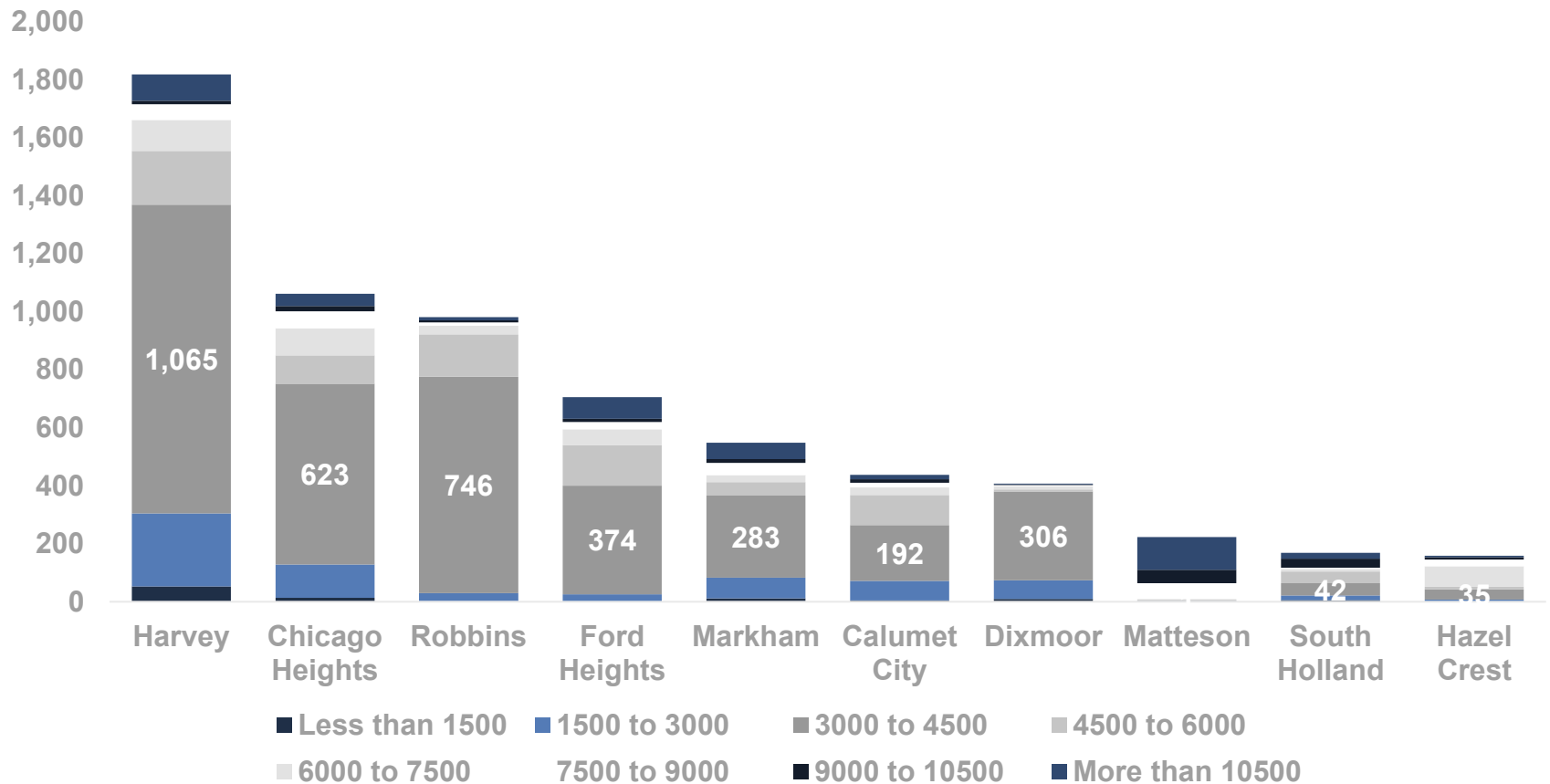
Top Ten CTA Stations with Tax Certificate Vacant Land by Number of Lots and Zoning Classification



SOURCE: COOK COUNTY TREASURER, CITY OF CHICAGO

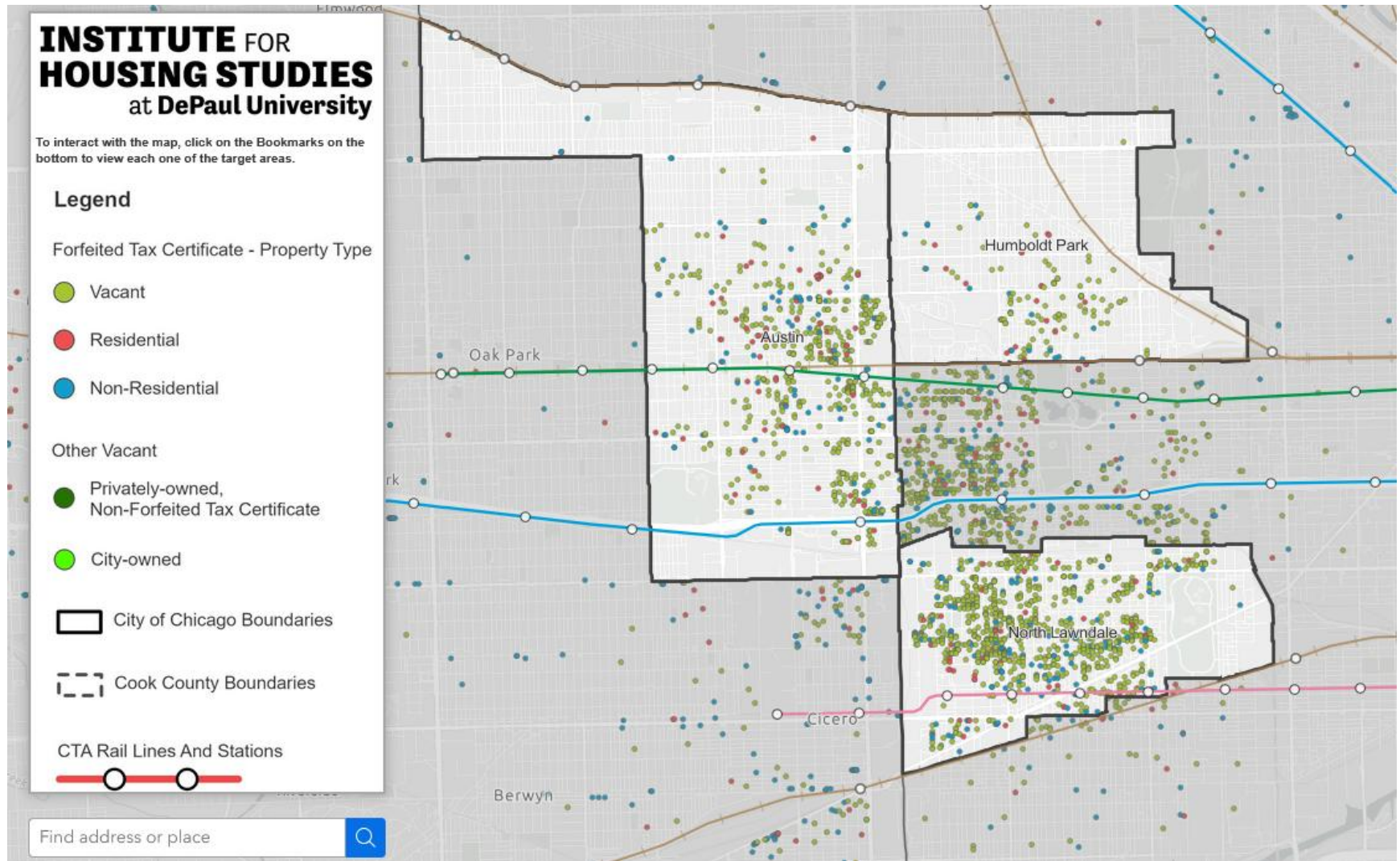
Suburban tax certificate vacant lots are heavily concentrated

Top Suburban Cook County Municipalities with Forfeited Tax Certificate Vacant Lots by Lot Size



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

Mapping Tax Certificate Properties in Cook County





February 18, 2026

Analysis of Properties with Forfeited Tax Certificates



Contact: gsmith33@depaul.edu or sduda1@depaul.edu



February 18, 2026

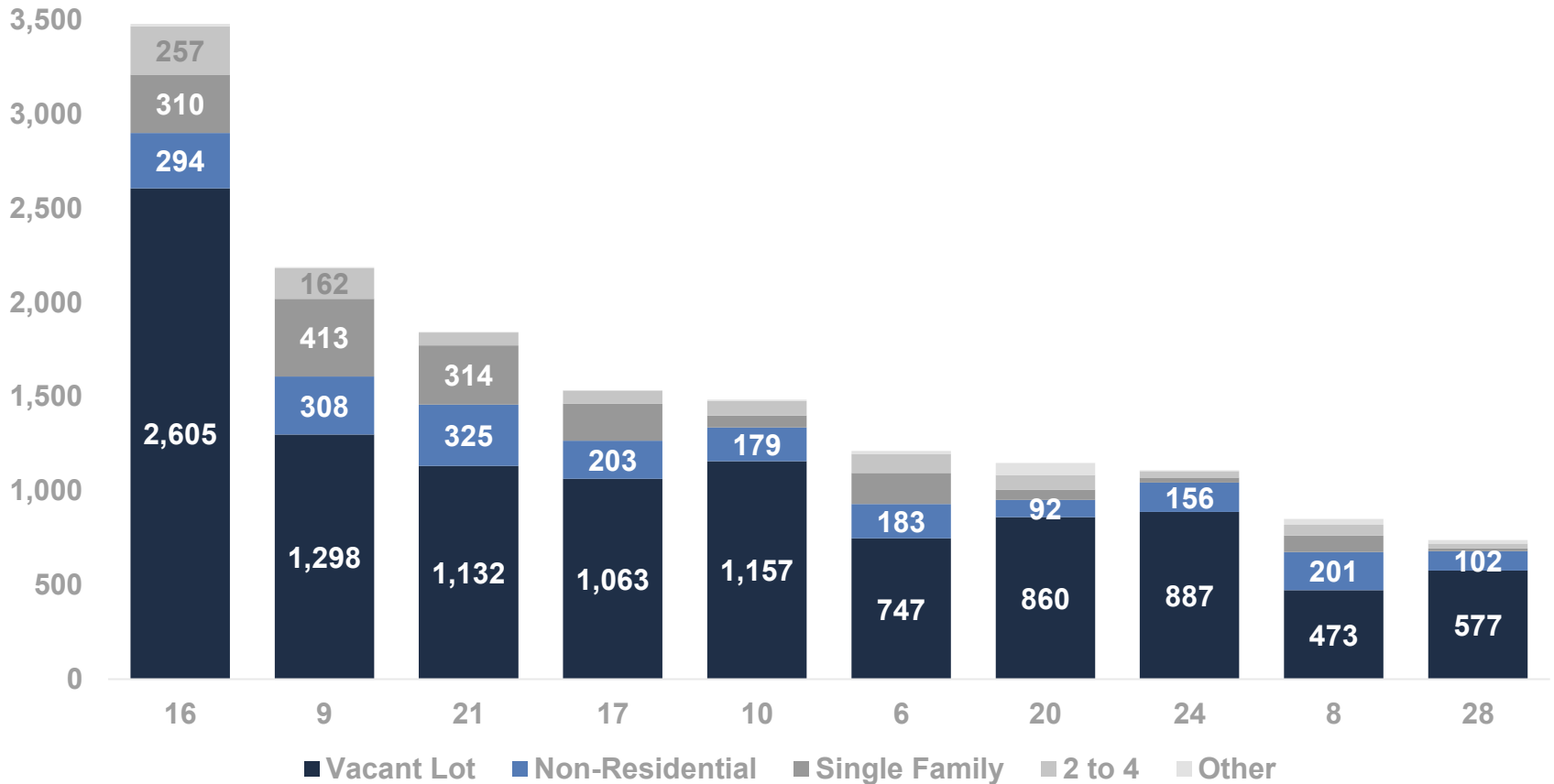
Additional data slides



Contact: gsmith33@depaul.edu or sduda1@depaul.edu

Distribution of tax certificate properties by type and location

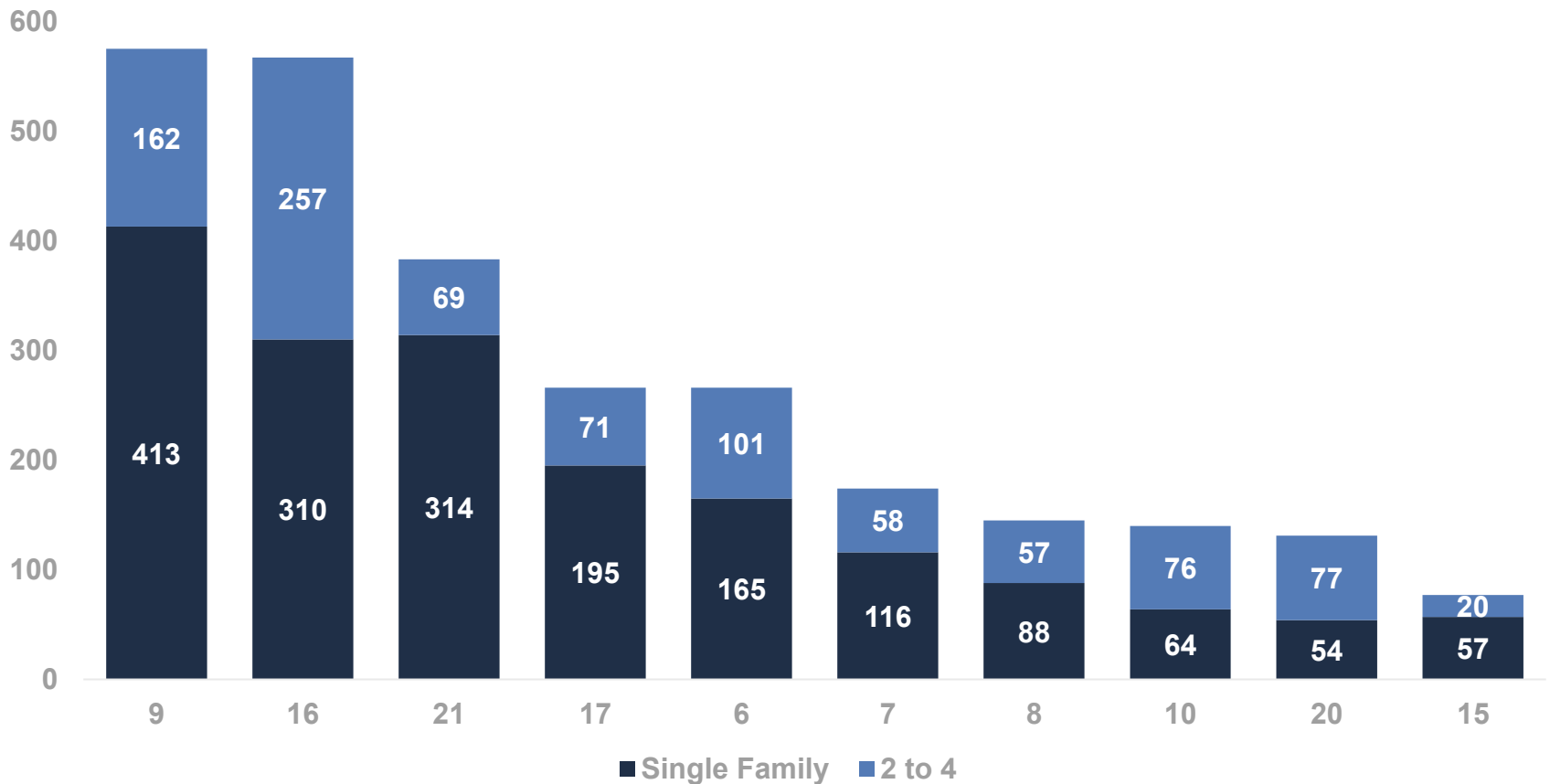
Properties with Forfeited Tax Certificates by Property Assessment Classification - Top Chicago City Wards



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

1 to 4 tax certificate properties are highly concentrated

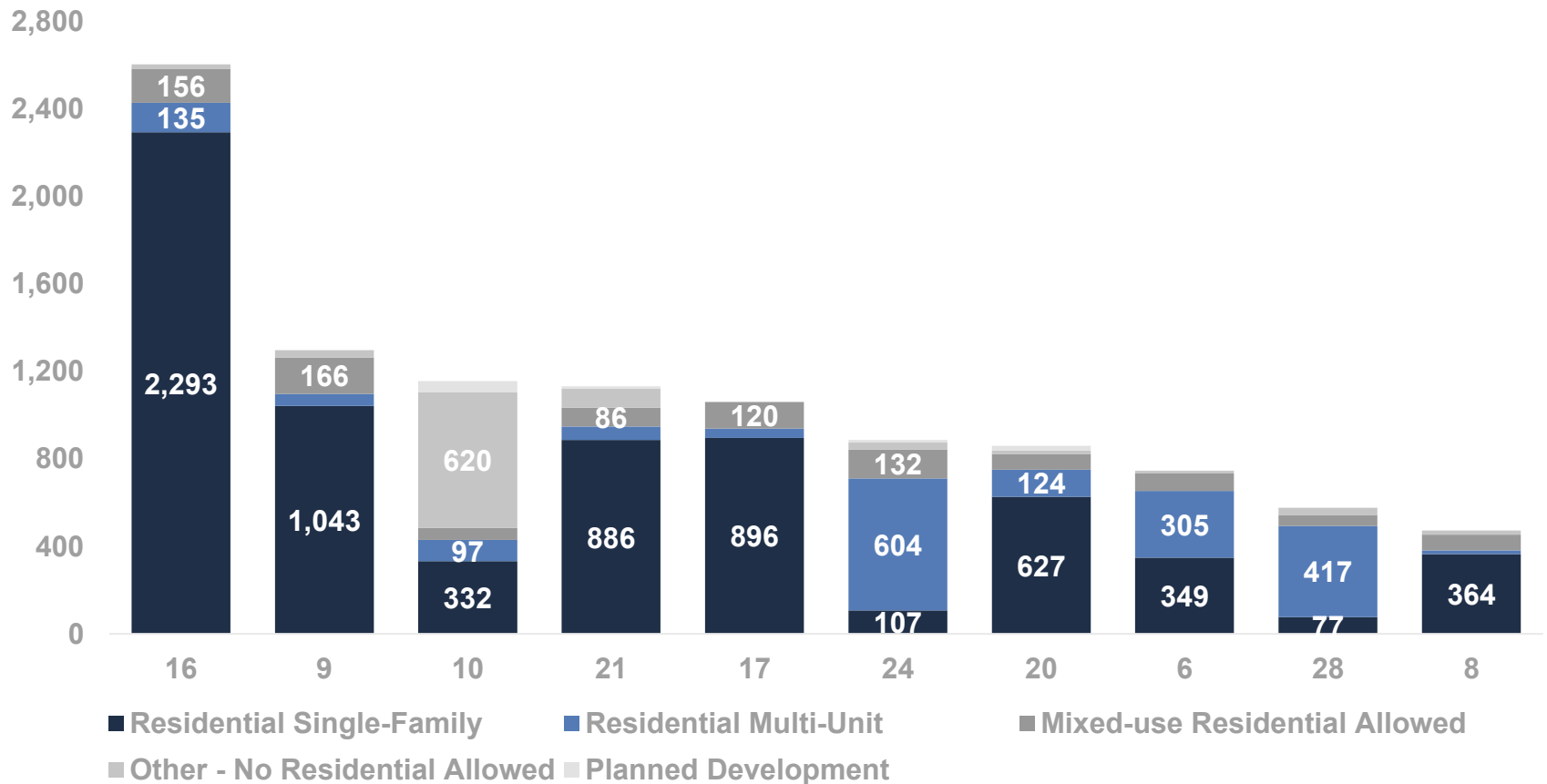
Distribution of Residential Properties with Forfeited Tax Certificates by Unit Count and Chicago City Ward



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

Most tax certificate vacant lots are zoned single-family residential

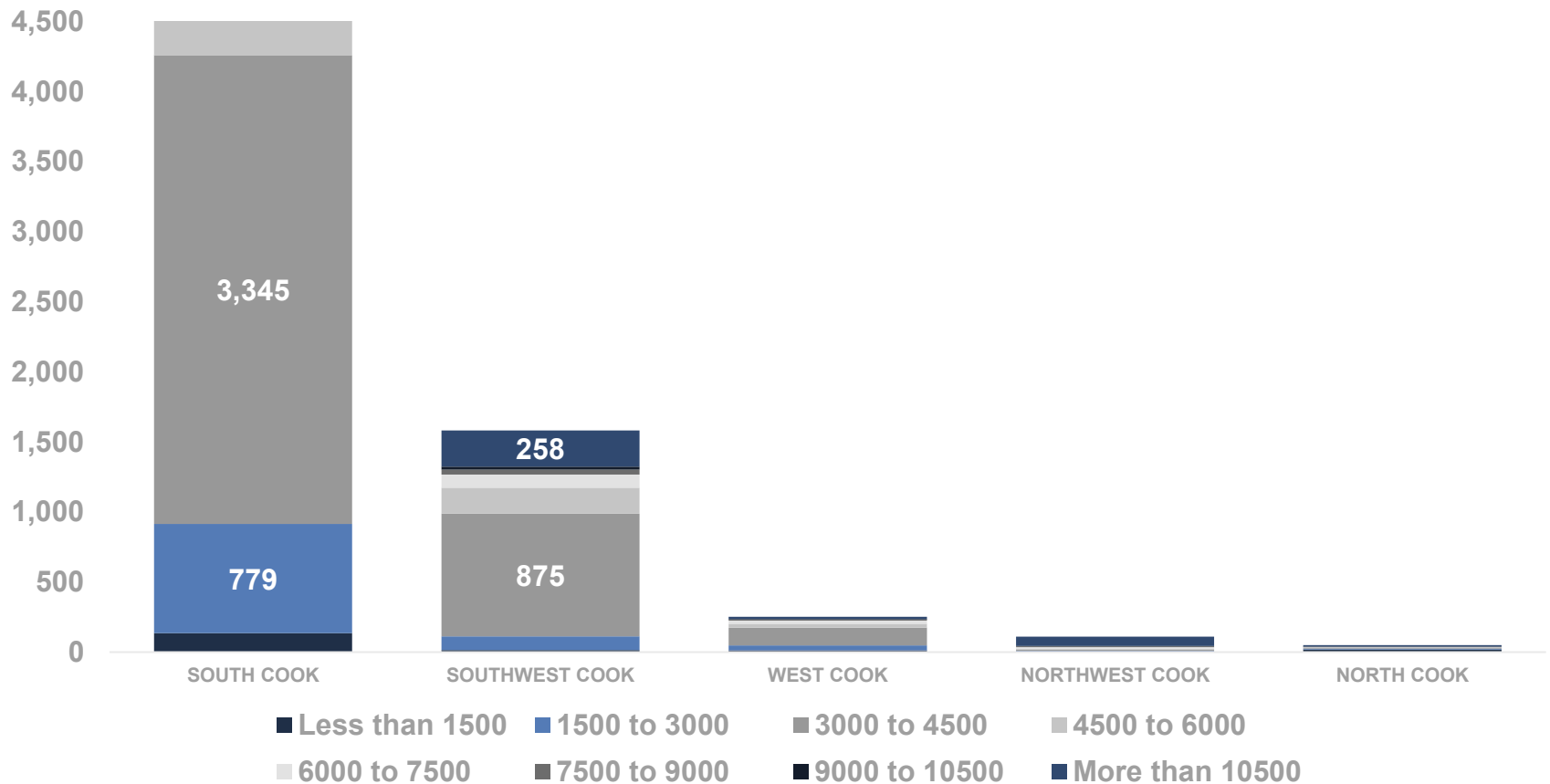
Top Chicago City Wards with Forfeited Tax Certificates on Vacant Lots by Zoning Classification



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

In the suburbs, most tax certificate vacant lots are standard size

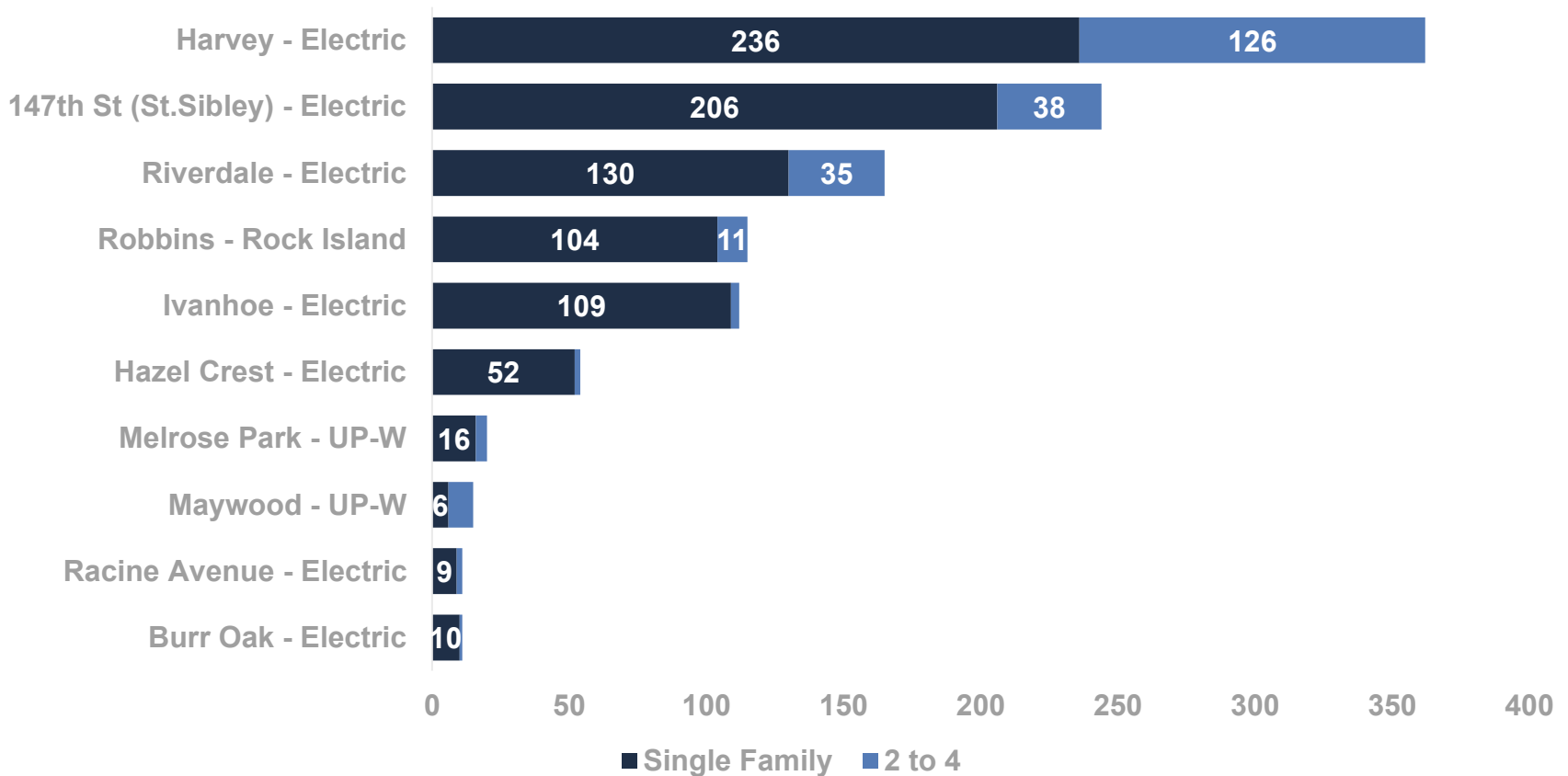
Forfeited Tax Certificate Vacant Lots in Suburban Cook Subregions by Lot Size



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR

Top Metra Stations for 1 to 4 tax certificate properties

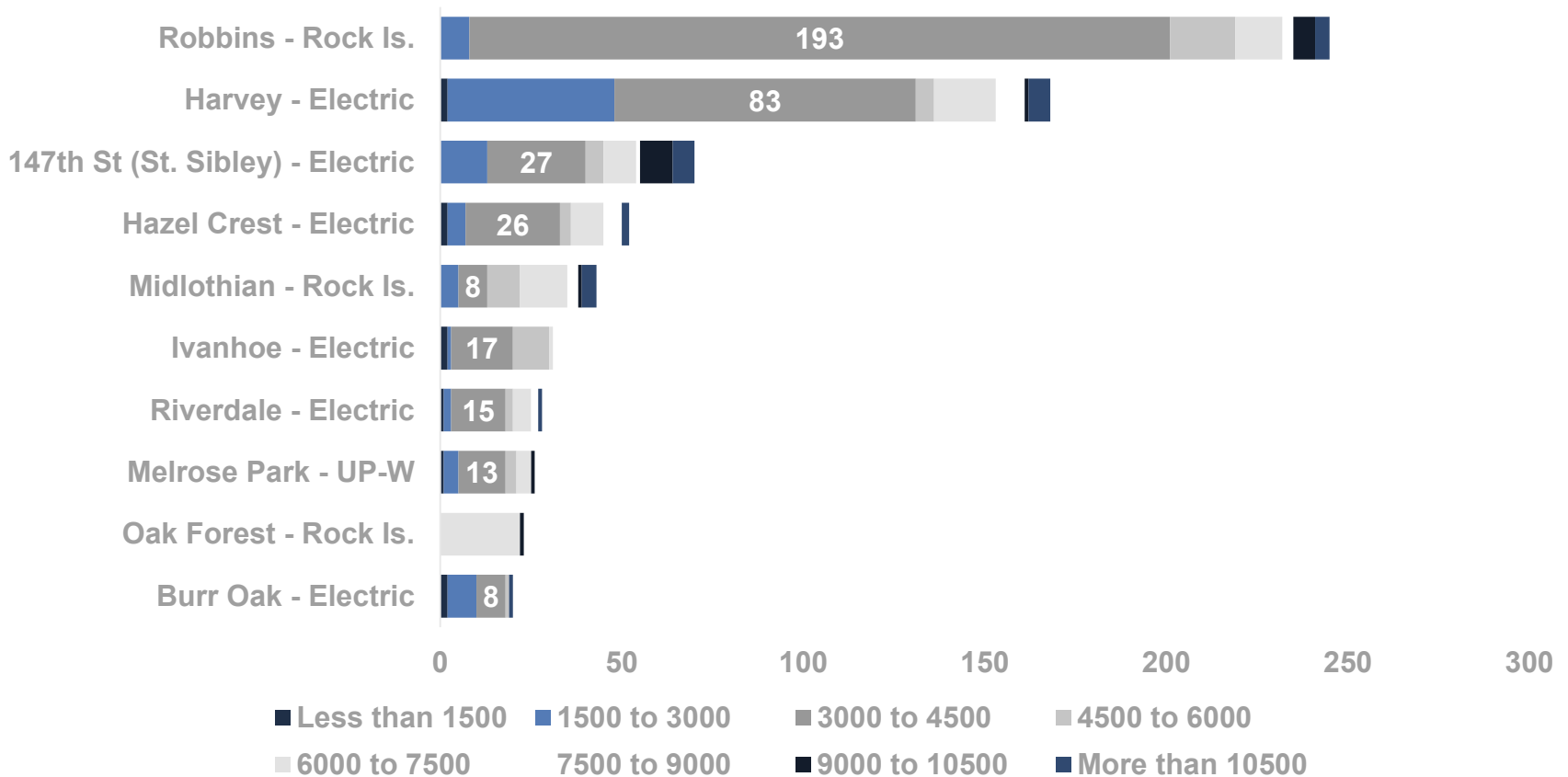
Top Ten Metra Stations with Single Family and 2 to 4 Tax Certificate Properties



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR, IHS SPATIAL ANALYSIS

Top Metra Stations for tax certificate vacant lots by lot size

Top Ten Metra Stations with Tax Certificate Vacant Lots by Number of Lots and Lot Size



SOURCE: COOK COUNTY TREASURER, COOK COUNTY ASSESSOR