LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 15 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	01023000130000
Property address	201 OAKDENE DR
Township	Barrington (10)
Assessor neighborhood	10021
Property class	209 Single-family, over 2,000 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$216,680

14.5% of the current assessed value.

COMPARABLES IMPLY

$185,171

Estimated tax effect about $6,683 a year at a 7% composite rate.

REDUCTION REQUESTED

$31,509

SECTION 1

The argument in one paragraph

The Assessor values 40 other properties in assessor neighborhood 10021 that share this home's property class, building type, construction quality grade, size band and age band. Their assessed values run at a median of $23.75 per square foot. This home is assessed at $27.79 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 7,796 square feet gives $185,171. The request is to reduce the total assessed value to that figure. Every number in this document comes from the Assessor's own published roll.

This is a uniformity argument, not a market value argument. It does not claim the home is worth less than the Assessor thinks. It claims the Assessor has not treated it the same way as the properties it treats as its equals.

SECTION 2

This property as the Assessor records it

These are the characteristics the county publishes for this parcel.

Building area	7,796 square feet
Land area	217,800 square feet
Year built	2004
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	13
Bedrooms	6
Full bathrooms	5
Half bathrooms	2

Total assessed value	$216,680
Assessed value per square foot	$27.79

SECTION 3

How the comparable properties were chosen

The selection rule is stated before the result so that it can be checked. It was fixed in advance and applied to every parcel in the county in the same way. No property was added because it helped this argument and none was removed because it hurt it.

	FILTER APPLIED, IN ORDER	PROPERTIES REMAINING
1	In the same assessor neighborhood and property class	255
2	Building area within 15% of this home	80
3	Built within 15 years of this home	55
4	Same building type	55
5	Same construction quality grade	40

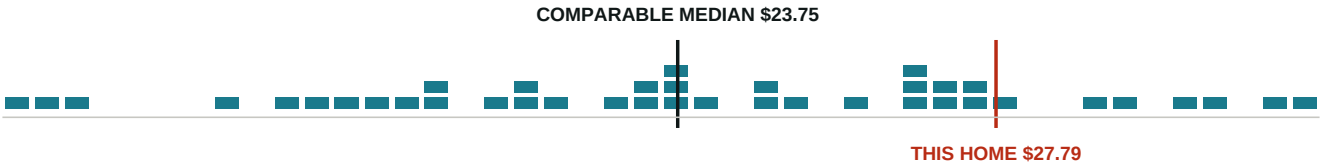
The comparable figure used is the median of all 40 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 40 properties is listed in section 6 by index number, including those assessed above this home.

A claim is made only where the gap is at least 10% of assessed value and at least $3,000, and it is capped at 40%, because a larger gap usually means a recorded characteristic is wrong rather than the assessment. At least 10 surviving properties are required before anything is claimed at all.

SECTION 4

What the comparable properties show

Comparable properties	40
Lowest assessed	$15.18 per square foot
25th percentile	$20.63 per square foot
Median	$23.75 per square foot
75th percentile	$27.06 per square foot
Highest assessed	$31.90 per square foot
This home	$27.79 per square foot
Position	assessed above 33 of the 40 comparable properties, the 82nd percentile



$15.18 per sq ft — 40 comparable properties by assessed value per square foot, one mark is one property — $31.90 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 40 comparables	$23.75
Building area of this home	7,796 sq ft
Median multiplied by building area	**$185,171**
Current total assessed value	$216,680
Difference, the reduction requested	**$31,509**

At the 3.03 state equalisation factor certified for 2025 by the Illinois Department of Revenue, and a 7% composite tax rate, a reduction of $31,509 in assessed value is worth roughly $6,683 a year. The owner's own composite rate is printed on the tax bill and will differ. Exemptions are ignored, which makes this figure conservative.

SECTION 5

Comparable properties in detail

All 40 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
01031000400000	227 W COUNTY LINE RD	7,107	2001	5	4	$107,872	$15.18
01042020310000	227 W COUNTY LINE RD	7,107	2001	5	4	$111,126	$15.64
01192010160000	5 POTTER LN	7,991	2000	6	5	$129,000	$16.14
01191010030000	2 EAGLE POINTE DR	8,141	1991	6	6	$147,000	$18.06
01092000050000	275 OTIS RD	7,536	1994	5	3	$143,000	$18.98
01191010020000	1 EAGLE POINTE DR	6,772	2003	4	4	$129,000	$19.05
01181030080000	29 ROLLING HILLS DR	6,906	1989	5	5	$134,000	$19.40
01073020040000	226 WESTFIELD WAY	8,300	2005	6	6	$165,505	$19.94
01212050020000	6 CREEKSIDE LN	8,571	1989	5	4	$175,000	$20.42
01183000110000	700 BERRON LN	6,974	2006	6	5	$143,214	$20.54
01212060130000	17 CREEKSIDE LN	7,648	2000	6	4	$158,040	$20.66
01073000210000	3 ROUNDSTONE LN	8,336	2006	7	7	$179,800	$21.57
01164030290000	320 DUNDEE RD	7,712	1995	5	5	$167,000	$21.65
01043030020000	272 OTIS RD	7,508	2003	6	5	$164,000	$21.84
01111050080000	40 HAWTHORNE LN	7,029	1989	7	3	$155,000	$22.05
01183000060000	200 BERRON LN	8,045	2003	6	7	$185,000	$23.00
01043020230000	350 SUTTON RD	8,867	2006	5	5	$206,000	$23.23
01074010140000	223 WESTFIELD WAY	8,025	2015	6	5	$188,737	$23.52
01181020140000	23 ROLLING HILLS DR	8,664	2007	6	6	$204,000	$23.55
01183000130000	900 JULIANO CT	7,419	2007	4	6	$175,001	$23.59
01181010050000	3 LONG MEADOW CT	7,625	2004	5	5	$182,358	$23.92
01092040220000	12 GOOSE LAKE DR	8,605	1991	6	6	$209,028	$24.29
01112020120000	74 DUNDEE LN	8,666	1993	7	7	$215,107	$24.82
01044020150000	230 OTIS RD	8,563	2001	5	6	$214,000	$24.99
01044000050000	253 ABERDEEN DR	8,870	2003	5	4	$223,300	$25.17
01104020150000	8 JENNIFER CT	7,532	2008	6	6	$197,000	$26.16
01033010280000	25 BRINKER RD	8,537	2001	5	6	$227,000	$26.59
01104020130000	6 JENNIFER CT	8,652	2006	6	6	$231,000	$26.70
01092000110000	277 OTIS RD	8,445	2013	4	4	$227,020	$26.88
01044000080000	45 CRABAPPLE LN	7,803	2012	6	4	$210,945	$27.03
01104020160000	9 JENNIFER CT	7,785	2010	6	6	$211,371	$27.15
01104020120000	5 JENNIFER CT	8,039	2006	6	6	$220,000	$27.37
01041020050000	264 LEEDS DR	7,185	2003	5	5	$199,000	$27.70
01023000130000	**201 OAKDENE DR**	**7,796**	**2004**	**6**	**5**	**$216,680**	**$27.79**
01033010430000	51 BRINKER RD	8,239	2000	5	5	$229,000	$27.79
01092040090000	10 GOOSE LAKE DR	7,923	2007	6	6	$230,000	$29.03
01042050080000	240 DONLEA RD	6,710	1995	6	5	$198,720	$29.62
01104020140000	7 JENNIFER CT	6,875	2009	6	6	$207,000	$30.11
01021000200000	16 HART HILLS RD	8,469	2006	6	8	$260,000	$30.70
01032000450000	414 DANA LN	8,023	2005	5	5	$252,000	$31.41

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
01042020140000	215 DONLEA RD	7,147	2007	7	6	$228,000	$31.90

Median of all 40 comparables: $23.75 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 10021, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 40 index numbers, lowest assessed value per square foot first. Nothing was withheld. Any of these can be looked up on the Assessor's public property search.

01031000400000	01042020310000	01192010160000	01191010030000	01092000050000
01191010020000	01181030080000	01073020040000	01212050020000	01183000110000
01212060130000	01073000210000	01164030290000	01043030020000	01111050080000
01183000060000	01043020230000	01074010140000	01181020140000	01183000130000
01181010050000	01092040220000	01112020120000	01044020150000	01044000050000
01104020150000	01033010280000	01104020130000	01092000110000	01044000080000
01104020160000	01104020120000	01041020050000	01033010430000	01092040090000
01042050080000	01104020140000	01021000200000	01032000450000	01042020140000

SECTION 7

Sources, method and limits

Data

Assessed values	Cook County Assessor, Assessed Values, tax year 2026
Characteristics	Cook County Assessor, residential improvement characteristics
Addresses	Cook County Assessor, parcel address table
Publisher	Cook County Open Data, datacatalog.cookcountyil.gov
Read on	15 November 2026
Equalisation factor	3.03 for 2025, Illinois Department of Revenue

Method

Comparable properties are drawn from the same assessor neighborhood and property class, then filtered on building area, year built, building type and construction quality grade. The comparable figure is the median assessed value per square foot across every surviving property. The requested value is that median multiplied by this home's recorded building area.

Limits

Assessed values change during the year as townships are certified and as appeals are decided, so a figure here can be superseded. The roll's recorded characteristics are sometimes wrong. Condominiums are excluded because they are not assessed per square foot. This document is a presentation of published data. It is not an appraisal and not a prediction.

Prepared from Cook County Assessor published data by appealcomps.com, which is not a law firm, does not file appeals and does not give legal advice.