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	01063000150000
Property address	366 BATEMAN CIR
Township	Barrington (10)
Assessor neighborhood	10021
Property class	204 Single-family, large lot
Assessment stage	Certified value for 2026

ASSESSED NOW

$85,000

13.2% of the current assessed value.

COMPARABLES IMPLY

$73,815

Estimated tax effect about $2,372 a year at a 7% composite rate.

REDUCTION REQUESTED

$11,185

SECTION 1

The argument in one paragraph

The Assessor values 17 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 $37.82 per square foot. This home is assessed at $43.55 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,952 square feet gives $73,815. 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	1,952 square feet
Land area	217,800 square feet
Year built	1964
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$85,000
Assessed value per square foot	$43.55

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	246
2	Building area within 15% of this home	27
3	Built within 15 years of this home	22
4	Same building type	20
5	Same construction quality grade	17

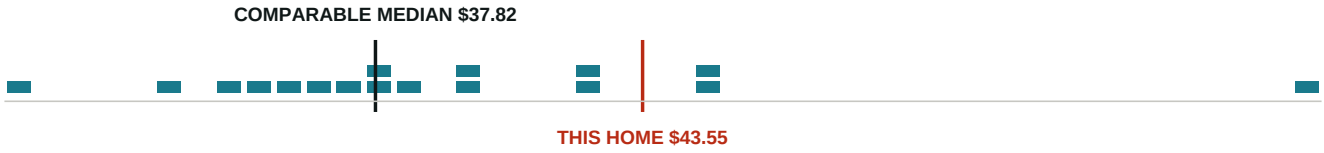
The comparable figure used is the median of all 17 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 17 properties 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	17
Lowest assessed	$29.86 per square foot
25th percentile	$35.97 per square foot
Median	$37.82 per square foot
75th percentile	$42.33 per square foot
Highest assessed	$58.11 per square foot
This home	$43.55 per square foot
Position	assessed above 14 of the 17 comparable properties, the 82nd percentile



$29.86 per sq ft — 17 comparable properties by assessed value per square foot, one mark is one property — $58.11 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 17 comparables	$37.82
Building area of this home	1,952 sq ft
Median multiplied by building area	**$73,815**
Current total assessed value	$85,000
Difference, the reduction requested	**$11,185**

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 $11,185 in assessed value is worth roughly $2,372 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 17 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
01074010060000	160 BATEMAN RD	2,211	1954	4	4	$66,013	$29.86
01042050060000	2 BARRINGTON HILLS RD	2,231	1962	3	2	$75,000	$33.62
01021000210000	20 HART HILLS RD	2,020	1968	3	2	$70,000	$34.65
01013080180000	7 S HAWTHORNE RD	1,940	1960	3	1	$69,000	$35.57
01202010170000	167 WOODCREEK RD	1,974	1961	4	2	$71,000	$35.97
01054030100000	354 SUTTON RD	1,839	1966	4	2	$67,000	$36.43
01042050090000	230 DONLEA RD	2,006	1955	3	2	$75,000	$37.39
01164030320000	114 ALGONQUIN RD	2,021	1961	3	2	$76,000	$37.61
01021000240000	200 HART HILLS RD	2,142	1962	4	2	$81,000	$37.82
01152000100000	150 HAWTHORNE RD	1,857	1959	3	2	$72,000	$38.77
01192010150000	155 DUNDEE RD	1,926	1953	3	2	$77,000	$39.98
01041000210000	280 DONLEA RD	1,850	1954	3	1	$74,000	$40.00
01023000120000	221 OAKDENE DR	1,819	1961	5	3	$77,000	$42.33
01091020100000	336 SUTTON RD	1,832	1951	4	2	$78,000	$42.58
01063000150000	**366 BATEMAN CIR**	**1,952**	**1964**	**3**	**2**	**$85,000**	**$43.55**
01064010060000	363 BATEMAN CIR	2,171	1970	4	3	$97,000	$44.68
01042050110000	254 DONLEA RD	2,003	1957	4	2	$90,000	$44.93
01043020130000	271 DONLEA RD	1,893	1960	4	3	$110,000	$58.11

Median of all 17 comparables: $37.82 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 17 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.

01074010060000	01042050060000	01021000210000	01013080180000	01202010170000
01054030100000	01042050090000	01164030320000	01021000240000	01152000100000
01192010150000	01041000210000	01023000120000	01091020100000	01064010060000
01042050110000	01043020130000			

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.