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	01133010160000
Property address	30 ABBEY WOODS LN
Township	Barrington (10)
Assessor neighborhood	10024
Property class	209 Single-family, over 2,000 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$224,000

24.6% of the current assessed value.

COMPARABLES IMPLY

$168,849

REDUCTION REQUESTED

$55,151

Estimated tax effect about $11,698 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 28 other properties in assessor neighborhood 10024 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 $26.14 per square foot. This home is assessed at $34.67 per square foot, which is 33% above that median. Applying the median the Assessor already uses for those neighbors to this home's 6,460 square feet gives $168,849. 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	6,460 square feet
Land area	89,676 square feet
Year built	2023
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	10
Bedrooms	4
Full bathrooms	5
Half bathrooms	1

Total assessed value	$224,000
Assessed value per square foot	$34.67

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	75
2	Building area within 15% of this home	41
3	Built within 15 years of this home	29
4	Same building type	29
5	Same construction quality grade	28

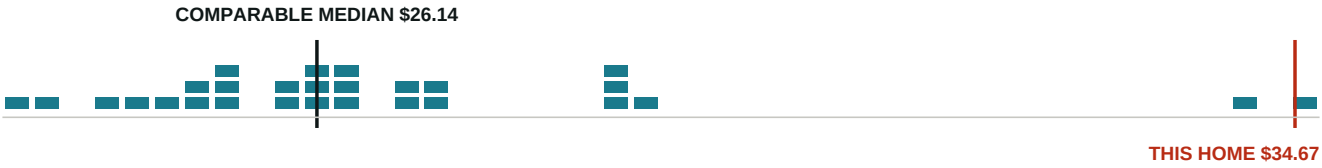
The comparable figure used is the median of all 28 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 28 properties 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	28
Lowest assessed	$23.39 per square foot
25th percentile	$25.20 per square foot
Median	$26.14 per square foot
75th percentile	$27.25 per square foot
Highest assessed	$34.89 per square foot
This home	$34.67 per square foot
Position	assessed above 27 of the 28 comparable properties, the 96th percentile



$23.39 per sq ft — 28 comparable properties by assessed value per square foot, one mark is one property — $34.89 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 28 comparables	$26.14
Building area of this home	6,460 sq ft
Median multiplied by building area	**$168,849**
Current total assessed value	$224,000
Difference, the reduction requested	**$55,151**

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 $55,151 in assessed value is worth roughly $11,698 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 28 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
01284160270000	46 WOOD OAKS DR	6,209	2009	4	5	$145,244	$23.39
01282080100000	56 WOOD OAKS DR	5,963	2008	4	5	$141,444	$23.72
01282080060000	64 WOOD OAKS DR	5,963	2010	4	4	$145,670	$24.43
01282080040000	68 WOOD OAKS DR 257	5,856	2008	4	4	$144,118	$24.61
01214050070000	23 SHENANDOAH CIR	5,593	2018	5	4	$139,501	$24.94
01284160280000	44 WOOD OAKS DR	5,824	2008	5	4	$146,000	$25.07
01214040070000	5 ACADIA DR	6,197	2015	6	5	$155,500	$25.09
01214010190000	18 SHENANDOAH CIR	5,865	2016	5	4	$148,000	$25.23
01214020400000	28 ACADIA DR	5,991	2020	5	3	$152,000	$25.37
01282100080000	75 WOOD OAKS DR	5,613	2022	5	5	$143,000	$25.48
01282080130000	50 WOOD OAKS DR 265	5,824	2008	5	5	$151,000	$25.93
01282100050000	67 WOOD OAKS DR	6,864	2015	5	6	$178,000	$25.93
01282120030000	51 WOOD OAKS DR	6,107	2011	4	4	$159,000	$26.04
01214030050000	14 RAINIER CIR	5,711	2012	4	3	$149,000	$26.09
01214010030000	6 SHENANDOAH CIR	5,843	2013	5	5	$153,000	$26.19
01282080120000	52 WOOD OAKS DR	5,963	2008	5	5	$157,000	$26.33
01284160380000	20 WOOD OAKS DR	5,755	2009	4	5	$152,000	$26.41
01284160290000	42 WOOD OAKS DR	5,769	2008	4	4	$153,000	$26.52
01214020210000	14 ACADIA DR	6,161	2018	6	5	$166,000	$26.94
01133010150000	20 ABBEY WOODS LN	7,163	2009	5	5	$193,000	$26.94
01282120050000	55 WOOD OAKS DR	6,254	2022	4	6	$170,345	$27.24
01133010130000	17 ABBEY WOODS LN	5,694	2016	4	5	$155,362	$27.29
01282120040000	53 WOOD OAKS DR	5,858	2022	4	3	$168,000	$28.68
01214020200000	12 ACADIA DR	5,577	2022	5	5	$160,525	$28.78
01214040160000	29 ACADIA DR	6,580	2022	6	7	$189,761	$28.84
01214020230000	18 ACADIA DR	5,645	2015	6	4	$164,000	$29.05
01133010200000	33 ABBEY WOODS LN	5,717	2023	4	5	$195,000	$34.11
01133010160000	**30 ABBEY WOODS LN**	**6,460**	**2023**	**4**	**5**	**$224,000**	**$34.67**
01242000260000	27 SADDLEHORN LN	5,885	2025	5	4	$205,323	$34.89

Median of all 28 comparables: $26.14 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 10024, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 28 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.

01284160270000	01282080100000	01282080060000	01282080040000	01214050070000
01284160280000	01214040070000	01214010190000	01214020400000	01282100080000
01282080130000	01282100050000	01282120030000	01214030050000	01214010030000
01282080120000	01284160380000	01284160290000	01214020210000	01133010150000
01282120050000	01133010130000	01282120040000	01214020200000	01214040160000
01214020230000	01133010200000	01242000260000		

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.

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