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	01214030090000
Property address	7 SHENANDOAH CIR
Township	Barrington (10)
Assessor neighborhood	10024
Property class	208 Single-family, luxury
Assessment stage	Certified value for 2026

ASSESSED NOW

$125,589

10.1% of the current assessed value.

COMPARABLES IMPLY

$112,859

Estimated tax effect about $2,700 a year at a 7% composite rate.

REDUCTION REQUESTED

$12,730

SECTION 1

The argument in one paragraph

The Assessor values 85 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 $28.59 per square foot. This home is assessed at $31.82 per square foot, which is 11% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,947 square feet gives $112,859. 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	3,947 square feet
Land area	29,756 square feet
Year built	2013
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	3
Half bathrooms	1

Total assessed value	$125,589
Assessed value per square foot	$31.82

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	150
2	Building area within 15% of this home	88
3	Built within 15 years of this home	88
4	Same building type	87
5	Same construction quality grade	85

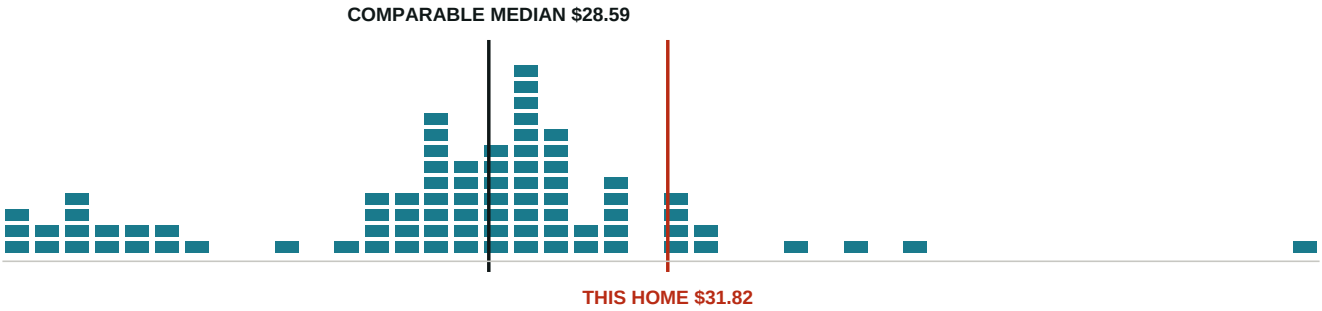
The comparable figure used is the median of all 85 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 85 properties 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	85
Lowest assessed	$19.83 per square foot
25th percentile	$26.71 per square foot
Median	$28.59 per square foot
75th percentile	$29.77 per square foot
Highest assessed	$43.56 per square foot
This home	$31.82 per square foot
Position	assessed above 75 of the 85 comparable properties, the 88th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 85 comparables	$28.59
Building area of this home	3,947 sq ft
Median multiplied by building area	**$112,859**
Current total assessed value	$125,589
Difference, the reduction requested	**$12,730**

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 $12,730 in assessed value is worth roughly $2,700 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

85 properties passed every filter. The 60 closest in building area to this home are set out below, sorted by assessed value per square foot. All 85 are listed by index number in section 6, and the median in section 4 is taken over all of them.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
01123060150000	1453 S CASCADE CT	4,137	1999	5	2	$82,034	$19.83
01123070120000	1436 CASCADE LN	4,137	1999	5	3	$82,181	$19.86
01123060190000	1445 CASCADE LN	3,906	1998	4	2	$78,117	$20.00
01123070280000	205 ASTORIA CT	4,137	1998	5	3	$84,876	$20.52
01123060140000	1455 S CASCADE CT	3,906	1999	4	2	$81,176	$20.78
01123060100000	1460 S CASCADE CT	3,906	1998	4	2	$82,000	$20.99
01123070010000	110 MANCHESTER DR	4,137	1998	5	3	$87,500	$21.15
01123070150000	1442 CASCADE LN	3,906	1998	4	2	$82,914	$21.23
01123070040000	1441 CASCADE LN	4,137	1999	5	3	$88,115	$21.30
01123060040000	1469 COLUMBIA LN	4,137	1998	5	3	$89,000	$21.51
01123060170000	1449 CASCADE LN	4,137	1998	5	3	$90,000	$21.75
01123070210000	204 ASTORIA CT	3,906	1998	4	2	$87,000	$22.27
01123070240000	210 ASTORIA CT	4,137	1998	5	3	$93,000	$22.48
01123070090000	1431 CASCADE LN	3,906	1998	4	2	$88,000	$22.53
01123070260000	209 ASTORIA CT	3,906	1998	4	2	$89,000	$22.79
01284010040000	12 WOOD OAKS DR	4,063	2010	5	3	$105,519	$25.97
01282080050000	66 WOOD OAKS DR	4,216	2008	4	3	$111,329	$26.41
01284150130000	4 GLACIER CIR 197	4,160	2007	5	4	$110,000	$26.44
01282060130000	9 MESA DR	3,923	2008	4	2	$104,774	$26.71
01284010060000	8 WOOD OAKS DR	3,846	2008	4	3	$103,777	$26.98
01284150090000	12 GLACIER CIR	3,898	2007	4	3	$105,519	$27.07
01284160110000	23 GLACIER CIR	3,846	2010	4	3	$104,599	$27.20
01284150030000	38 GLACIER CIR	3,898	2010	4	3	$107,096	$27.47
01282010070000	8 MESA DR	3,898	2007	4	3	$107,311	$27.53
01282060050000	34 OLYMPIC DR	3,803	2008	4	3	$104,966	$27.60
01282080110000	54 WOOD OAKS DR	4,216	2010	4	4	$116,654	$27.67
01282080200000	23 OLYMPIC DR	4,142	2007	4	2	$115,000	$27.76
01284160330000	36 WOOD OAKS DR 272	4,216	2007	4	3	$117,088	$27.77
01214010040000	8 SHENANDOAH CIR	4,200	2016	5	4	$116,915	$27.84
01282080290000	43 OLYMPIC DR 284	3,979	2010	4	4	$110,844	$27.86
01282080260000	37 OLYMPIC DR	3,979	2009	4	3	$111,245	$27.96
01282010050000	12 MESA DR	3,898	2007	4	3	$109,658	$28.13
01284150140000	2 GLACIER CIR	3,847	2007	4	2	$109,000	$28.33
01282080240000	33 OLYMPIC DR	3,898	2007	4	3	$110,618	$28.38
01282010060000	10 MESA DR	3,847	2007	4	2	$110,000	$28.59
01282060120000	7 MESA DR	3,847	2009	4	3	$110,615	$28.75
01214050090000	27 SHENANDOAH CIR	4,197	2020	4	4	$120,832	$28.79
01282060040000	36 OLYMPIC DR	3,923	2008	4	2	$113,000	$28.80
01282010100000	2 MESA DR	3,847	2007	4	2	$111,000	$28.85
01214020070000	15 RAINIER CIR	4,019	2015	4	3	$116,119	$28.89

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
01282060030000	38 OLYMPIC DR	4,090	2007	4	3	$119,000	$29.10
01282060020000	40 OLYMPIC DR	3,847	2007	4	2	$112,000	$29.11
01282060100000	3 MESA DR	3,979	2007	4	3	$116,000	$29.15
01284180040000	25 WOOD OAKS DR	4,216	2007	4	3	$123,000	$29.17
01214020060000	11 RAINIER CIR	4,062	2013	4	3	$118,809	$29.25
01284150120000	6 GLACIER CIR 196	3,898	2006	5	3	$115,000	$29.50
01214020300000		4,189	2015	3	3	$124,000	$29.60
01214030030000		3,887	2018	4	4	$115,064	$29.60
01214020010000		4,214	2014	5	5	$124,803	$29.62
01282060110000		3,896	2007	4	3	$116,000	$29.77
01214020160000		4,179	2022	4	3	$125,600	$30.06
01214030020000		3,847	2012	4	2	$118,000	$30.67
01282060010000		3,898	2008	4	3	$121,000	$31.04
01214030090000	**7 SHENANDOAH CIR**	**3,947**	**2013**	**4**	**3**	**$125,589**	**$31.82**
01121090070000		3,833	2007	5	4	$122,000	$31.83
01282100040000		4,177	2022	4	3	$133,000	$31.84
01214020410000		4,204	2020	5	4	$134,367	$31.96
01152010110000		3,919	2025	4	3	$125,878	$32.12
01282080070000		3,910	2007	4	4	$138,000	$35.29
01214020390000		3,813	2022	5	5	$138,641	$36.36
01284180110000		4,048	2024	6	5	$176,347	$43.56

Median of all 85 comparables: $28.59 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 85 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.

01123060150000	01123070120000	01123060190000	01123070280000	01123060140000
01123060100000	01123070010000	01123070150000	01123070040000	01123060040000
01123060170000	01123070210000	01123070240000	01123070090000	01123070260000
01133040100000	01121090090000	01284010040000	01214010050000	01282080050000
01284150130000	01282060130000	01214010010000	01284010060000	01284150090000
01284160110000	01284150030000	01282010070000	01121090060000	01282060050000
01282080110000	01282080200000	01284160330000	01214010040000	01282080290000
01282080260000	01282010050000	01121090110000	01214050110000	01284150140000
01282080240000	01214010080000	01282010060000	01282060120000	01214050090000
01282060040000	01282010100000	01214020070000	01214020090000	01282060030000
01282060020000	01282060100000	01284180040000	01214050020000	01214020100000
01214020060000	01121090120000	01284160300000	01214050030000	01284150120000
01214020300000	01214030030000	01214020010000	01282060110000	01282100020000
01214030010000	01214020330000	01214020160000	01133010180000	01214020040000
01214030020000	01214030080000	01214020080000	01282060010000	01214020150000
01121090070000	01282100040000	01214020410000	01152010110000	01282100070000
01282120020000	01214040180000	01282080070000	01214020390000	01284180110000

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.