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	01282100030000
Property address	63 WOOD OAKS DR
Township	Barrington (10)
Assessor neighborhood	10024
Property class	208 Single-family, luxury
Assessment stage	Certified value for 2026

ASSESSED NOW

$150,000

10.5% of the current assessed value.

COMPARABLES IMPLY

$134,215

Estimated tax effect about $3,348 a year at a 7% composite rate.

REDUCTION REQUESTED

$15,785

SECTION 1

The argument in one paragraph

The Assessor values 83 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 $29.25 per square foot. This home is assessed at $32.69 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 4,589 square feet gives $134,215. 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	4,589 square feet
Land area	57,958 square feet
Year built	2022
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	4
Full bathrooms	4
Half bathrooms	1

Total assessed value	$150,000
Assessed value per square foot	$32.69

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	130
3	Built within 15 years of this home	84
4	Same building type	83
5	Same construction quality grade	83

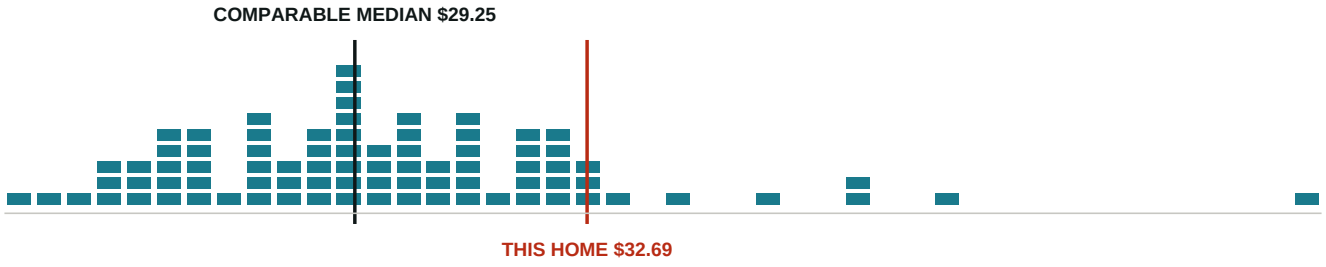
The comparable figure used is the median of all 83 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 83 properties 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	83
Lowest assessed	$24.06 per square foot
25th percentile	$27.72 per square foot
Median	$29.25 per square foot
75th percentile	$31.34 per square foot
Highest assessed	$43.56 per square foot
This home	$32.69 per square foot
Position	assessed above 75 of the 83 comparable properties, the 90th percentile



$24.06 per sq ft — 83 comparable properties by assessed value per square foot, one mark is one property — $43.56 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 83 comparables	$29.25
Building area of this home	4,589 sq ft
Median multiplied by building area	**$134,215**
Current total assessed value	$150,000
Difference, the reduction requested	**$15,785**

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 $15,785 in assessed value is worth roughly $3,348 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

83 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 83 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
01284150110000	8 GLACIER CIR	4,828	2007	4	3	$120,000	$24.86
01284180030000	23 WOOD OAKS DR	4,958	2007	4	3	$125,000	$25.21
01214020030000	5 RAINIER CIR	4,820	2017	6	6	$123,064	$25.53
01214020270000	48 SHENANDOAH CIR	4,595	2012	4	3	$117,885	$25.66
01214010060000	12 SHENANDOAH CIR	4,663	2013	4	3	$120,234	$25.78
01282060060000	32 OLYMPIC DR	4,789	2007	5	4	$124,000	$25.89
01214010070000	14 SHENANDOAH CIR	4,712	2016	5	3	$122,676	$26.03
01214010050000	10 SHENANDOAH CIR	4,392	2016	5	4	$115,828	$26.37
01282080050000	66 WOOD OAKS DR	4,216	2008	4	3	$111,329	$26.41
01214020280000	46 SHENANDOAH CIR	4,811	2015	4	3	$128,000	$26.61
01214010200000	20 SHENANDOAH CIR	4,884	2019	4	5	$131,186	$26.86
01214050100000	29 SHENANDOAH CIR	4,628	2020	4	3	$124,400	$26.88
01214010010000	2 SHENANDOAH CIR	4,524	2012	4	3	$122,052	$26.98
01214010020000	4 SHENANDOAH CIR	4,901	2013	4	3	$133,000	$27.14
01214020120000	25 RAINIER CIR	4,710	2017	4	4	$129,563	$27.51
01282080110000	54 WOOD OAKS DR	4,216	2010	4	4	$116,654	$27.67
01284160330000	36 WOOD OAKS DR 272	4,216	2007	4	3	$117,088	$27.77
01214050040000	47 SHENANDOAH CIR	4,634	2018	5	5	$130,000	$28.05
01214030040000	20 RAINIER CIR	4,558	2009	5	3	$128,000	$28.08
01214050110000	31 SHENANDOAH CIR	4,484	2016	5	3	$126,924	$28.31
01214010080000	16 SHENANDOAH CIR	4,245	2015	5	5	$121,126	$28.53
01214040200000	21 ACADIA DR	4,968	2021	4	3	$142,000	$28.58
01214030070000	6 RAINIER CIR	4,836	2018	5	4	$140,153	$28.98
01214020090000	19 RAINIER CIR	4,473	2012	4	4	$130,000	$29.06
01214010220000	28 SHENANDOAH CIR	4,920	2015	5	4	$143,000	$29.07
01284180040000	25 WOOD OAKS DR	4,216	2007	4	3	$123,000	$29.17
01214050020000	43 SHENANDOAH CIR	4,386	2015	4	3	$128,000	$29.18
01214020100000	21 RAINIER CIR	4,537	2012	4	4	$132,694	$29.25
01284160300000	40 WOOD OAKS DR	4,216	2007	4	5	$124,276	$29.48
01214050030000	45 SHENANDOAH CIR	4,239	2015	5	3	$125,000	$29.49
01214020010000	1 RAINIER CIR	4,214	2014	5	5	$124,803	$29.62
01282100020000	61 WOOD OAKS DR	4,487	2022	4	3	$134,000	$29.86
01214020310000	40 SHENANDOAH CIR	4,678	2015	5	4	$140,000	$29.93
01214030010000	28 RAINIER CIR	4,310	2017	4	3	$129,000	$29.93
01214020330000	36 SHENANDOAH CIR	4,499	2015	5	3	$134,911	$29.99
01133010180000	36 ABBEYWOOD LN	4,295	2018	4	5	$129,331	$30.11
01214040090000	1 ACADIA DR	4,789	2016	5	3	$145,000	$30.28
01214020040000	7 RAINIER CIR	4,360	2015	4	4	$132,062	$30.29
01214040130000	35 ACADIA DR	4,837	2018	4	4	$148,000	$30.60
01214030080000	4 RAINIER CIR	4,387	2010	5	3	$134,776	$30.72

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
01214020350000	32 SHENANDOAH CIR	4,745	2015	5	4	$146,000	$30.77
01214020080000	17 RAINIER CIR	4,387	2009	5	3	$135,000	$30.77
01214020220000	16 ACADIA DR	4,596	2015	5	3	$142,000	$30.90
01214020180000		4,886	2019	4	4	$152,000	$31.11
01214020150000		4,367	2009	4	3	$136,000	$31.14
01214040080000		4,819	2020	5	4	$152,000	$31.54
01214040170000		4,691	2019	4	4	$148,253	$31.60
01284180070000		4,629	2022	4	4	$147,000	$31.76
01214020410000		4,204	2020	5	4	$134,367	$31.96
01133010210000		4,881	2024	4	5	$157,000	$32.17
01133010220000		4,872	2025	5	6	$157,500	$32.33
01282100070000		4,282	2022	4	4	$138,469	$32.34
01282120020000		4,419	2021	5	3	$143,651	$32.51
01133010230000		4,881	2024	4	5	$159,000	$32.58
01282100030000	**63 WOOD OAKS DR**	**4,589**	**2022**	**4**	**4**	**$150,000**	**$32.69**
01284180090000		4,729	2022	5	5	$155,000	$32.78
01214040040000		4,566	2019	5	4	$152,000	$33.29
01214040180000		4,326	2020	5	4	$148,000	$34.21
01121000190000		4,789	2017	4	4	$176,489	$36.85
01133020160000		4,580	2024	4	5	$169,000	$36.90
01214040010000		4,753	2020	5	4	$180,000	$37.87

Median of all 83 comparables: $29.25 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 83 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.

01214010210000	01284150110000	01284180030000	01214020030000	01214020270000
01214010060000	01282060060000	01284010040000	01214010070000	01214010050000
01282080050000	01284150130000	01214020280000	01282060130000	01214010200000
01214050100000	01214010010000	01214050080000	01214010020000	01214020120000
01282080110000	01282080200000	01284160330000	01214010040000	01282080290000
01282080260000	01214050040000	01214030040000	01214050110000	01214010080000
01214040200000	01214050090000	01282060040000	01214020070000	01214030070000
01214020090000	01214010220000	01282060030000	01282060100000	01284180040000
01214050020000	01214020100000	01214020060000	01284160300000	01214050030000
01214020300000	01214020010000	01282100020000	01214020310000	01214030010000
01214020330000	01214020160000	01133010180000	01214040090000	01214020040000
01214040130000	01214030080000	01214020350000	01214020080000	01214020220000
01214020180000	01214020150000	01214040080000	01214040170000	01284180070000
01214030090000	01282100040000	01214020410000	01152010110000	01214020190000
01133010210000	01133010220000	01282100070000	01282120020000	01133010230000
01284180090000	01214040040000	01214040180000	01282080070000	01121000190000
01133020160000	01214040010000	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.

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