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	01341010210000
Property address	15 WOODHAVEN DR
Township	Barrington (10)
Assessor neighborhood	10031
Property class	209 Single-family, over 2,000 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$218,001

13.1% of the current assessed value.

COMPARABLES IMPLY

$189,482

Estimated tax effect about $6,049 a year at a 7% composite rate.

REDUCTION REQUESTED

$28,519

SECTION 1

The argument in one paragraph

The Assessor values 55 other properties in assessor neighborhood 10031 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 $21.63 per square foot. This home is assessed at $24.89 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 8,760 square feet gives $189,482. 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	8,760 square feet
Land area	64,295 square feet
Year built	2007
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	13
Bedrooms	5
Full bathrooms	4
Half bathrooms	1

Total assessed value	$218,001
Assessed value per square foot	$24.89

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	424
2	Building area within 15% of this home	95
3	Built within 15 years of this home	82
4	Same building type	82
5	Same construction quality grade	55

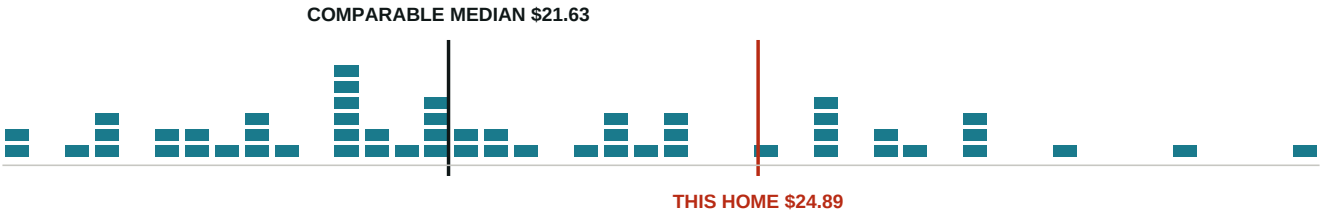
The comparable figure used is the median of all 55 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 55 properties 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	55
Lowest assessed	$16.94 per square foot
25th percentile	$19.83 per square foot
Median	$21.63 per square foot
75th percentile	$24.54 per square foot
Highest assessed	$30.79 per square foot
This home	$24.89 per square foot
Position	assessed above 41 of the 55 comparable properties, the 75th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 55 comparables	$21.63
Building area of this home	8,760 sq ft
Median multiplied by building area	**$189,482**
Current total assessed value	$218,001
Difference, the reduction requested	**$28,519**

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 $28,519 in assessed value is worth roughly $6,049 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 55 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
01224000210000	3 LAKE SIDE DR	8,560	1992	4	3	$145,000	$16.94
01131030370000	1210 MACALPIN DR	8,072	2006	4	5	$138,484	$17.16
01351010360000	15 VANDENBERGH DR	8,549	1997	4	5	$152,719	$17.86
01264040100000	15 POLO DR	8,988	1996	5	4	$162,000	$18.02
01341040020000	39 PENTWATER DR	9,925	1993	6	6	$179,001	$18.04
01224000260000	27 LAKE SIDE DR	8,435	2000	5	7	$152,315	$18.06
01224000350000	41 LAKE SIDE DR	9,594	1993	7	6	$180,000	$18.76
01341060160000	4 CUTTERS RUN	9,685	2009	5	5	$182,343	$18.83
01131050220000	680 DUNBARTON DR	8,980	1992	5	6	$170,001	$18.93
01132050150000	900 LIVINGSTON LN	8,588	2000	5	7	$163,657	$19.06
01341060120000	12 CUTTERS RUN	9,937	1997	3	6	$191,000	$19.22
01224000270000	3 LAKE SIDE CT	9,609	1997	6	4	$187,000	$19.46
01341060130000	10 CUTTERS RUN	9,772	1995	6	6	$191,000	$19.55
01224000300000	31 LAKE SIDE DR	7,965	1998	5	6	$156,893	$19.70
01341060100000	39 CUTTERS RUN	7,972	2006	5	3	$159,168	$19.97
01344040160000	5 BLOSSOM CT	8,554	1997	6	5	$175,000	$20.46
01221050290000	21 BROOKE LN	8,055	2010	6	5	$165,028	$20.49
01224000770000	11 SHORE SIDE DR	8,556	1998	5	4	$176,000	$20.57
01343030090000	46 PENTWATER DR	7,671	1993	4	5	$157,937	$20.59
01344020010000	7 SAUCER CIR	9,892	2004	6	7	$204,001	$20.62
01273090020000	4 PACER TRL	8,165	1995	6	6	$169,001	$20.70
01273080010000	9 MORGAN LN	7,669	1996	6	5	$159,029	$20.74
01224000240000	11 LAKE SIDE DR	7,619	1997	5	4	$160,000	$21.00
01344020040000	4 STAR LN	7,722	1999	6	5	$163,004	$21.11
01224000230000	9 LAKE SIDE DR	8,928	1997	6	4	$191,000	$21.39
01341030020000	20 PENTWATER DR	7,532	2006	6	5	$161,392	$21.43
01344040130000	11 BLOSSOM CT	7,760	2006	4	4	$166,862	$21.50
01264040060000	29 POLO DR	7,998	1996	5	5	$173,000	$21.63
01221050200000	5 ELLE CT	9,350	2012	5	5	$204,539	$21.88
01131030400000	1100 MACALPIN DR	7,936	2000	7	6	$174,001	$21.93
01224000740000	14 SHORE SIDE DR	7,954	1992	5	4	$175,000	$22.00
01131030310000	225 KNOX CT	7,662	2006	6	5	$170,001	$22.19
01223010040000	2 BEACON HILL DR	7,527	2007	5	5	$167,972	$22.32
01131030220000	1775 S BRAYMORE DR	7,833	2003	5	5	$182,000	$23.24
01344040190000	26 STAR LN	8,053	1999	5	5	$188,000	$23.35
01352050090000	38 WESCOTT DR	8,584	2008	6	5	$201,993	$23.53
01351010350000	5 VANDENBERGH DR	7,941	1997	6	4	$187,000	$23.55
01351030090000	26 LAKE ADALYN DR	7,686	2000	6	5	$181,619	$23.63
01351010340000	37 LAKE ADALYN DR	9,540	2002	6	5	$230,000	$24.11
01344030060000	15 STAR LN	8,651	2020	4	5	$208,585	$24.11

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
01221050240000	6 ELLE CT	7,854	2003	5	5	$189,395	$24.11
01341010210000	**15 WOODHAVEN DR**	**8,760**	**2007**	**5**	**4**	**$218,001**	**$24.89**
01344030030000	21 STAR LN	7,450	2007	5	4	$186,001	$24.97
01351000120000	14 KITSON DR	8,071	2021	4	7	$205,691	$25.49
01224000900000	38 W PENNY RD	7,733	2003	5	5	$197,652	$25.56
01124030090000	1485 NEWCASTLE CT	7,811	2003	5	7	$200,000	$25.60
01343010120000	18 ENCLAVE CT	8,123	2021	4	3	$209,001	$25.73
01221050100000	5 KALEIGH CT	8,626	2003	5	5	$225,001	$26.08
01351010220000	41 LAKE ADALYN DR	7,716	2003	6	6	$203,001	$26.31
01351010310000	8 VANDENBERGH DR	8,859	2014	6	4	$235,483	$26.58
01222050050000	9 LEANDA CT	7,634	2009	5	6	$206,372	$27.03
01352020050000	4 COREY DR	8,198	2009	5	5	$222,000	$27.08
01341060080000	5 HACKNEY CIR	7,826	2005	5	5	$212,000	$27.09
01221050210000	7 ELLE CT	8,268	2006	5	6	$232,078	$28.07
01221050220000	9 ELLE CT	8,080	2009	6	5	$237,001	$29.33
01221050020000	8 BROOKE LN	8,087	2005	5	4	$249,000	$30.79

Median of all 55 comparables: $21.63 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 10031, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 55 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.

01224000210000	01131030370000	01351010360000	01264040100000	01341040020000
01224000260000	01224000350000	01341060160000	01131050220000	01132050150000
01341060120000	01224000270000	01341060130000	01224000300000	01341060100000
01344040160000	01221050290000	01224000770000	01343030090000	01344020010000
01273090020000	01273080010000	01224000240000	01344020040000	01224000230000
01341030020000	01344040130000	01264040060000	01221050200000	01131030400000
01224000740000	01131030310000	01223010040000	01131030220000	01344040190000
01352050090000	01351010350000	01351030090000	01351010340000	01344030060000
01221050240000	01344030030000	01351000120000	01224000900000	01124030090000
01343010120000	01221050100000	01351010220000	01351010310000	01222050050000
01352020050000	01341060080000	01221050210000	01221050220000	01221050020000

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.