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	06201031330000
Property address	442 CAMPUS DR
Township	Hanover (18)
Assessor neighborhood	18011
Property class	295 Townhome, individually owned
Assessment stage	Mailed value for 2026

ASSESSED NOW

$20,000

16.9% of the current assessed value.

COMPARABLES IMPLY

$16,613

REDUCTION REQUESTED

$3,387

Estimated tax effect about $718 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 279 other properties in assessor neighborhood 18011 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 $14.02 per square foot. This home is assessed at $16.88 per square foot, which is 20% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,185 square feet gives $16,613. 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	1,185 square feet
Land area	4,826 square feet
Year built	1986
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$20,000
Assessed value per square foot	$16.88

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	546
2	Building area within 15% of this home	388
3	Built within 15 years of this home	381
4	Same building type	279
5	Same construction quality grade	279

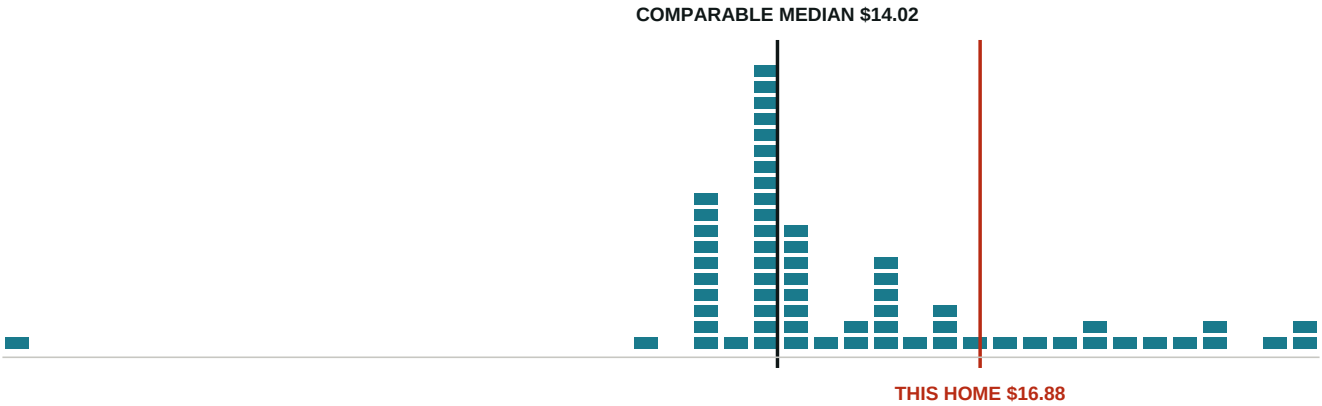
The comparable figure used is the median of all 279 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 279 properties 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	279
Lowest assessed	$3.09 per square foot
25th percentile	$14.02 per square foot
Median	$14.02 per square foot
75th percentile	$15.64 per square foot
Highest assessed	$21.66 per square foot
This home	$16.88 per square foot
Position	assessed above 234 of the 279 comparable properties, the 84th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 279 comparables	$14.02
Building area of this home	1,185 sq ft
Median multiplied by building area	**$16,613**
Current total assessed value	$20,000
Difference, the reduction requested	**$3,387**

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 $3,387 in assessed value is worth roughly $718 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

279 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 279 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
06074020220000	402 KENNETH CIR	1,070	1979	2	1	$14,000	$13.08
06074022240000	1703 KENNETH CIR	1,070	1986	2	1	$15,000	$14.02
06074022340000	1805 KENNETH CIR	1,070	1986	2	1	$15,000	$14.02
06074021710000	1209 KENNETH CIR	1,070	1984	2	1	$15,000	$14.02
06074021870000	1402 KENNETH CIR	1,070	1984	2	1	$15,000	$14.02
06074021980000	1413 KENNETH CIR	1,070	1984	2	1	$15,000	$14.02
06074022320000		1,070	1988	2	1	$15,000	$14.02
06074021940000		1,070	1984	2	1	$15,000	$14.02
06074021950000		1,070	1984	2	1	$15,000	$14.02
06074021850000		1,070	1984	2	2	$15,000	$14.02
06074021830000		1,070	1984	2	1	$15,000	$14.02
06074021510000		1,070	1984	2	1	$15,000	$14.02
06074021550000		1,070	1984	2	1	$15,000	$14.02
06074021640000		1,070	1984	2	1	$15,000	$14.02
06074021690000		1,070	1984	2	1	$15,000	$14.02
06074021460000		1,070	1984	2	1	$15,000	$14.02
06074022370000		1,070	1986	2	1	$15,000	$14.02
06074021420000		1,070	1984	2	1	$15,000	$14.02
06074021490000		1,200	1984	2	1	$18,001	$15.00
06173110530000		1,229	1992	3	1	$18,800	$15.30
06173100430000		1,208	1991	3	1	$19,000	$15.73
06173100400000		1,208	1992	3	1	$19,000	$15.73
06173100350000		1,208	1991	3	1	$19,000	$15.73
06173100870000		1,208	1996	3	1	$19,001	$15.73
06173110450000		1,229	1992	3	1	$19,671	$16.01
06201031280000		1,236	1985	2	1	$20,000	$16.18
06173110520000		1,229	1992	3	1	$20,000	$16.27
06173110580000		1,225	1994	3	1	$20,000	$16.33
06173100900000		1,275	1993	3	1	$21,000	$16.47
06173100410000		1,208	1991	3	1	$20,000	$16.56
06173100420000		1,208	1991	3	1	$20,000	$16.56
06201031330000	**442 CAMPUS DR**	**1,185**	**1986**	**3**	**1**	**$20,000**	**$16.88**
06201030440000		1,260	1985	3	1	$21,433	$17.01
06201031440000		1,279	1985	2	1	$22,000	$17.20
06201031430000		1,279	1985	2	1	$22,001	$17.20
06201031340000		1,264	1985	2	1	$22,000	$17.41
06173100690000		1,200	1995	3	1	$21,000	$17.50
06201030980000		1,222	1984	3	1	$22,000	$18.00
06201030900000		1,222	1981	2	1	$22,001	$18.00
06201030430000		1,260	1986	3	1	$23,000	$18.25

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06201030860000		1,204	1984	2	1	$22,000	$18.27
06201030840000		1,204	1984	2	1	$22,000	$18.27
06201080100000		1,246	1984	2	1	$23,000	$18.46
06201080060000		1,246	1984	2	1	$23,000	$18.46
06201080120000		1,246	1984	2	1	$23,000	$18.46
06201080110000		1,246	1984	2	1	$23,000	$18.46
06201080050000		1,246	1984	3	1	$23,001	$18.46
06201030850000		1,164	1984	3	1	$22,000	$18.90
06201050030000		1,190	1986	3	1	$23,000	$19.33
06201031150000		1,095	1985	3	1	$22,000	$20.09
06201030870000		1,090	1980	3	2	$22,000	$20.18
06201030880000		1,090	1980	3	2	$22,000	$20.18
06201040070000		1,090	1979	3	1	$22,000	$20.18
06201040080000		1,090	1979	3	1	$22,000	$20.18
06201030660000		1,090	1979	3	1	$22,001	$20.18
06201050490000		1,154	1982	3	2	$25,000	$21.66
06201050430000		1,154	1982	3	2	$25,000	$21.66
06201050520000		1,154	1982	3	2	$25,000	$21.66
06201050420000		1,154	1983	3	2	$25,000	$21.66
06201050530000		1,154	1982	3	2	$25,000	$21.66
06201050480000		1,154	1983	3	2	$25,001	$21.66

Median of all 279 comparables: $14.02 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18011, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 279 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.

06074020850000	06074020760000	06074020840000	06074020750000	06074020220000
06074020470000	06074020450000	06074020410000	06074020620000	06074020310000
06074020230000	06074020550000	06074020390000	06074020500000	06074020720000
06074020600000	06074020640000	06074020260000	06074020380000	06074020610000
06074020350000	06074020440000	06074020510000	06074020520000	06074020280000
06074020460000	06074020860000	06074020370000	06074020430000	06074020210000
06074020420000	06074020480000	06074020740000	06074020240000	06074020290000
06074020820000	06074020250000	06074020400000	06074020770000	06074020790000
06074020320000	06074020630000	06074020270000	06074020340000	06074020710000
06074020300000	06074020580000	06074020730000	06074020800000	06074020780000
06074020490000	06074020360000	06074020590000	06074020530000	06074020540000
06074022240000	06074022340000	06074021710000	06074021870000	06074021980000
06074022320000	06074021940000	06074021950000	06074021850000	06074021830000
06074021510000	06074021550000	06074021640000	06074021690000	06074021460000
06074022370000	06074021420000	06074021970000	06074022000000	06074022080000
06074022330000	06074022040000	06074022180000	06074022260000	06074022270000
06074022200000	06074022230000	06074021410000	06074022360000	06074021500000
06074021750000	06074021760000	06074021910000	06074021930000	06074022090000
06074021470000	06074022030000	06074021570000	06074021780000	06074021840000
06074021700000	06074021890000	06074022010000	06074022280000	06074021650000
06074022050000	06074021450000	06074021520000	06074021660000	06074021900000
06074022130000	06074022140000	06074022380000	06074021920000	06074022150000
06074021400000	06074022020000	06074022070000	06074022190000	06074021770000
06074021810000	06074022310000	06074021560000	06074021540000	06074021990000
06074021440000	06074021720000	06074022290000	06074021580000	06074021740000
06074021480000	06074021680000	06074021860000	06074022220000	06074021670000
06074022350000	06074021390000	06074021530000	06074022250000	06074022170000
06074021430000	06074022390000	06074021790000	06074022210000	06074021630000
06074021800000	06074022120000	06074022300000	06074020990000	06074021360000
06074020960000	06074021160000	06074021310000	06074021370000	06074021010000
06074020570000	06074021150000	06074021350000	06074022060000	06074021110000
06074021320000	06074021040000	06074021880000	06074021060000	06074021140000
06074021000000	06074020950000	06074021090000	06074020920000	06074021050000
06074021300000	06074020980000	06074021290000	06074021080000	06074021070000
06074021340000	06074021380000	06074021170000	06074021020000	06074020900000
06074020930000	06074021030000	06074020940000	06074021330000	06074020970000
06173100460000	06074021730000	06074022160000	06074021490000	06074020910000
06074021100000	06074021120000	06074021130000	06173110530000	06173100880000
06173100440000	06173100330000	06173100340000	06173100470000	06173100580000
06173100790000	06173100700000	06173100810000	06173100650000	06173110630000
06173100860000	06173100820000	06173100670000	06173100830000	06173110390000
06173110540000	06173110240000	06173110230000	06173110280000	06173110440000
06173110510000	06173110470000	06173110290000	06173100430000	06173100400000
06173100350000	06173100870000	06173110490000	06173110340000	06173110310000
06173110450000	06201031280000	06173100550000	06173100530000	06173110520000

06173110580000	06173100710000	06173100610000	06173100720000	06173100900000
06173100410000	06173100420000	06173100920000	06173100910000	06201030440000
06071240130000	06071240140000	06201031440000	06201031430000	06201031340000
06173100690000	06074021820000	06201030980000	06201030900000	06201030430000
06201030860000	06201030840000	06201080100000	06201080060000	06201080120000
06201080110000	06201080050000	06201030890000	06201030970000	06173100750000
06201030850000	06201031270000	06201070300000	06201050030000	06201031250000
06201070180000	06201030730000	06201030830000	06201050580000	06201060110000
06201031150000	06201030870000	06201030880000	06201040070000	06201040080000
06201030660000	06201031180000	06201031120000	06201050490000	06201050430000
06201050520000	06201050420000	06201050530000	06201050480000	

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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