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	22284160030000
Property address	1280 MONMOUTH DR
Township	Lemont (19)
Assessor neighborhood	19025
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Certified value for 2026

ASSESSED NOW

$69,000

10.1% of the current assessed value.

COMPARABLES IMPLY

$62,022

Estimated tax effect about $1,480 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,978

SECTION 1

The argument in one paragraph

The Assessor values 145 other properties in assessor neighborhood 19025 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 $24.08 per square foot. This home is assessed at $26.79 per square foot, which is 11% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,576 square feet gives $62,022. 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	2,576 square feet
Land area	8,810 square feet
Year built	2016
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$69,000
Assessed value per square foot	$26.79

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	366
2	Building area within 15% of this home	185
3	Built within 15 years of this home	147
4	Same building type	147
5	Same construction quality grade	145

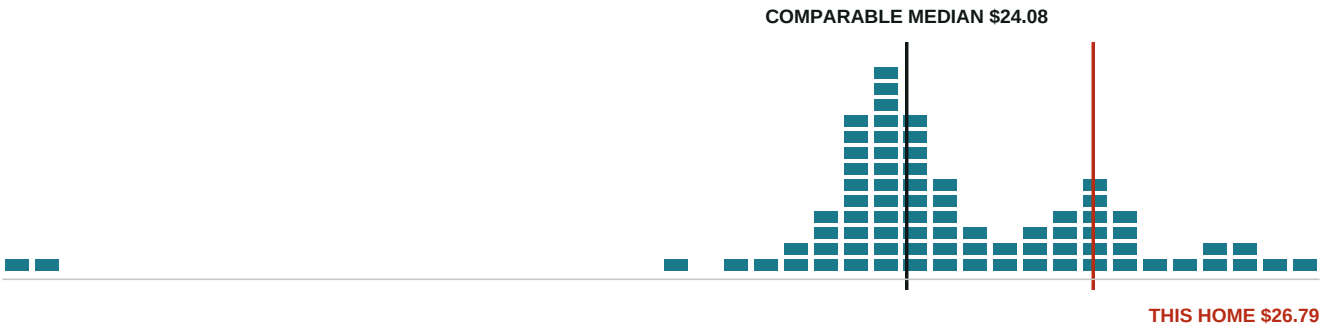
The comparable figure used is the median of all 145 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 145 properties 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	145
Lowest assessed	$10.94 per square foot
25th percentile	$23.45 per square foot
Median	$24.08 per square foot
75th percentile	$26.33 per square foot
Highest assessed	$30.07 per square foot
This home	$26.79 per square foot
Position	assessed above 114 of the 145 comparable properties, the 79th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 145 comparables	$24.08
Building area of this home	2,576 sq ft
Median multiplied by building area	**$62,022**
Current total assessed value	$69,000
Difference, the reduction requested	**$6,978**

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 $6,978 in assessed value is worth roughly $1,480 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

145 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 145 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
22283140320000	1104 BERKLEY LN	2,534	2007	4	2	$53,017	$20.92
22283140300000	1112 BERKLEY LN	2,535	2006	4	2	$57,000	$22.49
22283120080000	1093 NORWALK RD	2,521	2001	4	2	$57,000	$22.61
22283040200000	1130 NORWALK RD	2,534	2001	4	2	$58,000	$22.89
22283040270000	1102 NORWALK RD	2,534	2001	4	2	$58,000	$22.89
22283140260000	1128 BERKLEY LN	2,535	2004	4	2	$59,000	$23.27
22283090150000	1264 PENDLETON DR	2,535	2005	4	2	$59,000	$23.27
22283040040000	1127 COVINGTON DR	2,534	2001	4	2	$59,000	$23.28
22283100340000	1257 CHATHAM DR	2,534	2001	4	2	$59,000	$23.28
22283100310000	1227 CHATHAM DR	2,534	2003	4	2	$59,000	$23.28
22283080070000	1246 WOBURN DR	2,534	2005	4	2	$59,000	$23.28
22283090230000	1155 AUBURN RD	2,534	2006	4	2	$59,000	$23.28
22283120070000	1089 NORWALK RD	2,534	2001	4	2	$59,000	$23.28
22283140350000	1088 BERKLEY LN	2,534	2004	4	2	$59,001	$23.28
22283140180000	1256 CHATHAM DR	2,534	2005	4	2	$59,001	$23.28
22283100220000	1123 BERKLEY LN	2,534	2004	4	2	$59,001	$23.28
22283020100000	1063 NORWALK RD	2,564	2001	4	2	$60,000	$23.40
22283060160000	1 BENNINGTON CT	2,534	2001	4	2	$59,853	$23.62
22283090060000	1229 KEOUGH ST	2,535	2005	4	2	$60,000	$23.67
22283130170000	1279 DURHAM LN	2,535	2005	4	2	$60,000	$23.67
22283140230000	1140 BERKLEY LN	2,535	2004	4	2	$60,000	$23.67
22283090040000	1209 KEOUGH ST	2,535	2007	4	2	$60,000	$23.67
22284160170000	1273 DROVER DR	2,535	2005	4	2	$60,000	$23.67
22283100320000	1237 CHATHAM DR	2,535	2004	4	2	$60,000	$23.67
22283140010000	1254 DURHAM LN	2,534	2001	4	2	$60,000	$23.68
22283090270000	1171 AUBURN RD	2,534	2006	4	2	$60,000	$23.68
22283140370000	1078 BERKLEY LN	2,534	2006	4	2	$60,001	$23.68
22283130080000	2 NORWALK CT	2,534	2001	4	2	$60,001	$23.68
22284150270000		2,535	2006	4	2	$61,000	$24.06
22283090250000		2,535	2007	4	2	$61,000	$24.06
22283080020000		2,534	2001	4	2	$61,000	$24.07
22283080100000		2,534	2007	4	2	$61,000	$24.07
22283130110000		2,534	2002	4	2	$61,001	$24.07
22283140160000		2,534	2001	4	2	$61,400	$24.23
22284100170000		2,599	2001	4	2	$63,000	$24.24
22284160040000		2,535	2008	4	2	$62,001	$24.46
22284150300000		2,535	2007	4	2	$62,001	$24.46
22283140080000		2,534	2001	4	2	$62,000	$24.47
22283080110000		2,534	2005	4	2	$62,000	$24.47
22283130140000		2,534	2002	4	2	$63,000	$24.86

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
22283100240000		2,534	2004	4	2	$63,000	$24.86
22283060520000		2,621	2016	4	2	$69,000	$26.33
22284140200000		2,576	2015	4	2	$68,000	$26.40
22284140190000		2,576	2014	4	2	$69,000	$26.79
22284170110000		2,576	2016	4	2	$69,000	$26.79
22284140160000		2,576	2016	4	2	$69,000	$26.79
22283050150000		2,576	2021	4	2	$69,000	$26.79
22284150230000		2,576	2016	4	2	$69,000	$26.79
22284150190000		2,576	2015	4	2	$69,000	$26.79
22284160030000	**1280 MONMOUTH DR**	**2,576**	**2016**	**4**	**2**	**$69,000**	**$26.79**
22283050190000		2,576	2016	4	2	$69,001	$26.79
22283060590000		2,576	2018	4	2	$69,679	$27.05
22283060510000		2,576	2017	4	2	$70,000	$27.17
22284170100000		2,576	2017	4	2	$70,000	$27.17
22284140110000		2,576	2016	4	2	$70,000	$27.17
22284140060000		2,576	2018	4	2	$70,000	$27.17
22284140090000		2,621	2022	4	2	$75,398	$28.77
22283150110000		2,606	2025	4	2	$75,001	$28.78
22283150010000		2,606	2025	4	2	$75,001	$28.78
22283150050000		2,606	2025	4	2	$75,001	$28.78
22283050160000		2,576	2019	4	2	$76,000	$29.50

Median of all 145 comparables: $24.08 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 19025, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 145 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.

22283150240000	22283150030000	22283050270000	22283140320000	22283140190000
22283100200000	22284160090000	22284150290000	22283140300000	22283120080000
22283140110000	22283040200000	22283040270000	22283040190000	22284100230000
22283130100000	22283100410000	22283140140000	22283140260000	22283090150000
22283140330000	22283040040000	22283100340000	22283100310000	22283080070000
22283090230000	22283120070000	22283140350000	22283140180000	22283100220000
22283140270000	22284170160000	22283040260000	22283100020000	22283140210000
22283020100000	22284160060000	22283060160000	22283090060000	22283130170000
22283140230000	22283090040000	22284160170000	22283100320000	22284170130000
22283140010000	22283090270000	22283140370000	22283130080000	22283040220000
22283030150000	22283060360000	22283080120000	22284170140000	22283040310000
22283020070000	22283100290000	22283100300000	22283090050000	22283090160000
22283140360000	22283140130000	22284170010000	22283090130000	22283060550000
22283050220000	22283140340000	22284150270000	22283090250000	22283080020000
22283080100000	22283130110000	22283140220000	22283130010000	22284170060000
22283140060000	22283060180000	22284100130000	22284090180000	22284100200000
22283140160000	22284100170000	22283100130000	22284160040000	22284150300000
22283140080000	22283080110000	22283100250000	22283130030000	22284150060000
22284150320000	22284160080000	22284100190000	22283130140000	22283100240000
22284160100000	22283100270000	22284100260000	22283100070000	22283060150000
22283120130000	22283130200000	22284150150000	22284090260000	22284170030000
22284170070000	22283090210000	22284150220000	22283060520000	22284100240000
22283140310000	22284150090000	22284140200000	22283140200000	22284140190000
22284170110000	22284140160000	22283050150000	22284150230000	22284150190000
22283050190000	22284150260000	22283100390000	22283150270000	22283100450000
22283140100000	22283060590000	22283060510000	22284170100000	22284140110000
22284140060000	22284090130000	22283130090000	22284090210000	22283060570000
22283150120000	22283050140000	22283090220000	22284140130000	22284140090000
22283150110000	22283150010000	22283150050000	22283050160000	22284150240000

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.