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	22353040010000
Property address	13313 W REDCOAT DR
Township	Lemont (19)
Assessor neighborhood	19038
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$67,084	**$55,623**	**$11,461**

17.1% of the current assessed value.
Estimated tax effect about $2,431 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 55 other properties in assessor neighborhood 19038 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 $25.11 per square foot. This home is assessed at $30.29 per square foot, which is 21% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,215 square feet gives $55,623. 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	2,215 square feet
Land area	43,560 square feet
Year built	1978
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	No Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$67,084
Assessed value per square foot	$30.29

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	72
2	Building area within 15% of this home	56
3	Built within 15 years of this home	55
4	Same building type	55
5	Same construction quality grade	55

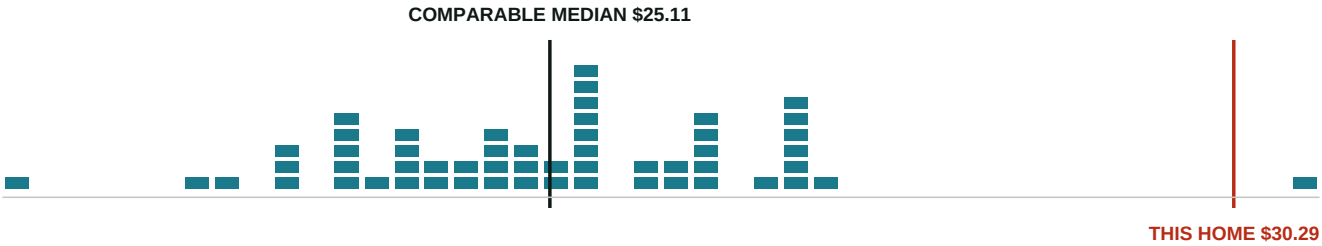
The comparable figure used is the median of all 55 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 55 properties 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	$20.97 per square foot
25th percentile	$23.95 per square foot
Median	$25.11 per square foot
75th percentile	$26.14 per square foot
Highest assessed	$30.94 per square foot
This home	$30.29 per square foot
Position	assessed above 54 of the 55 comparable properties, the 98th percentile



$20.97 per sq ft — 55 comparable properties by assessed value per square foot, one mark is one property — $30.94 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 55 comparables	$25.11
Building area of this home	2,215 sq ft
Median multiplied by building area	**$55,623**
Current total assessed value	$67,084
Difference, the reduction requested	**$11,461**

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 $11,461 in assessed value is worth roughly $2,431 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
22353020060000	13314 N REDCOAT DR	2,432	1978	4	2	$51,000	$20.97
22353070150000	13525 S REDCOAT DR	2,316	1977	4	2	$52,000	$22.45
22353030010000	13105 SILVER FOX DR	2,422	1976	4	2	$55,000	$22.71
22353070030000	13436 W REDCOAT DR	2,422	1978	4	2	$56,000	$23.12
22353040070000	13414 HUNTMASTER LN	2,422	1977	4	2	$56,000	$23.12
22353020110000	13324 W REDCOAT DR	2,422	1977	4	2	$56,000	$23.12
22353060170000	13415 HUNTMASTER LN	2,508	1977	4	2	$59,000	$23.52
22353070050000	13505 S REDCOAT DR	2,508	1978	4	2	$59,000	$23.52
22353060190000	13411 HUNTMASTER LN	2,422	1977	4	2	$57,000	$23.53
22353080040000	13436 HUNTMASTER LN	2,422	1977	4	2	$57,000	$23.53
22353070080000	13511 S REDCOAT DR	2,422	1977	4	2	$57,001	$23.53
22353070160000	13349 E REDCOAT DR	2,108	1977	4	2	$50,001	$23.72
22353040040000	13343 W REDCOAT DR	2,467	1977	4	2	$59,000	$23.92
22353060120000	13425 HUNTMASTER LN	2,422	1978	4	2	$58,000	$23.95
22353080020000	13319 E REDCOAT DR	2,422	1977	4	2	$58,001	$23.95
22353070170000	13439 E REDCOAT DR	2,251	1978	4	2	$54,000	$23.99
22353050020000	13305 SILVER FOX DR	2,422	1977	4	2	$59,000	$24.36
22353040090000	13330 SILVER FOX DR	2,422	1977	4	2	$59,001	$24.36
22353020130000	13404 HUNTMASTER LN	2,251	1977	4	2	$55,000	$24.43
22353050010000	13245 SILVER FOX DR	2,482	1977	4	2	$61,000	$24.58
22353070040000	13456 W REDCOAT DR	2,327	1978	4	2	$57,500	$24.71
22353040030000	13333 W REDCOAT DR	2,251	1977	4	2	$55,773	$24.78
22353020090000	13310 W REDCOAT DR	2,260	1977	4	2	$56,000	$24.78
22353040100000	13320 SILVER FOX DR	2,218	1992	3	2	$55,000	$24.80
22353070140000	13523 S REDCOAT DR	2,452	1977	4	2	$61,000	$24.88
22353030030000	13145 SILVER FOX DR	2,251	1976	4	2	$56,000	$24.88
22353060200000	13409 HUNTMASTER LN	2,251	1977	4	2	$56,000	$24.88
22353060160000	13417 HUNTMASTER LN	2,230	1978	4	2	$56,000	$25.11
22353050070000	13424 HUNTMASTER LN	2,099	1977	4	2	$53,000	$25.25
22353060090000	13520 S REDCOAT DR	2,259	1977	4	2	$57,138	$25.29
22353060010000	13407 HUNTMASTER LN	2,251	1979	4	2	$56,988	$25.32
22353020040000	13220 SILVER FOX DR	2,251	1978	4	2	$57,000	$25.32
22353030050000	13225 SILVER FOX DR	2,251	1979	4	2	$57,000	$25.32
22353070010000	13405 HUNTMASTER LN	2,251	1979	4	3	$57,000	$25.32
22353070100000	13515 S REDCOAT DR	2,251	1977	4	2	$57,001	$25.32
22353060040000	13510 S REDCOAT DR	2,251	1978	4	2	$57,001	$25.32
22353060140000	13421 HUNTMASTER LN	2,472	1985	4	2	$63,000	$25.49
22353020070000	13310 N REDCOAT DR	2,099	1977	4	3	$54,000	$25.73
22353040050000	13410 HUNTMASTER LN	2,251	1978	4	2	$58,000	$25.77
22353020050000	13316 N REDCOAT DR	2,426	1977	4	2	$63,000	$25.97

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
22353060030000	13508 S REDCOAT DR	2,109	1978	4	2	$55,001	$26.08
22353040120000	13313 N REDCOAT DR	2,099	1977	4	2	$55,000	$26.20
22353070090000	13513 S REDCOAT DR	2,099	1977	4	2	$55,001	$26.20
22353050090000	13318 E REDCOAT DR	2,125	1977	4	2	$56,001	$26.35
22353030020000	13125 SILVER FOX DR	2,047	1976	4	2	$54,000	$26.38
22353020080000	13304 W REDCOAT DR	2,047	1977	4	2	$54,000	$26.38
22353030040000	13205 SILVER FOX DR	2,099	1977	4	3	$56,000	$26.68
22353070070000	13509 S REDCOAT DR	2,047	1977	4	2	$55,000	$26.87
22353040020000	13323 W REDCOAT DR RR8	2,047	1978	4	2	$55,000	$26.87
22353070190000	13409 E REDCOAT DR	2,047	1978	4	2	$55,000	$26.87
22353060180000	13413 HUNTMASTER LN	2,047	1978	4	2	$55,000	$26.87
22353070120000	13519 S REDCOAT DR	2,047	1977	4	2	$55,001	$26.87
22353040080000	13416 HUNTMASTER LN	2,072	1980	4	2	$56,000	$27.03
22353040110000	13315 N REDCOAT DR	2,099	1978	4	2	$57,001	$27.16
22353040010000	**13313 W REDCOAT DR**	**2,215**	**1978**	**4**	**2**	**$67,084**	**$30.29**
22353060070000	13516 S REDCOAT DR	2,099	1977	4	3	$64,933	$30.94

Median of all 55 comparables: $25.11 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 19038, 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.

22353020060000	22353070150000	22353030010000	22353070030000	22353040070000
22353020110000	22353060170000	22353070050000	22353060190000	22353080040000
22353070080000	22353070160000	22353040040000	22353060120000	22353080020000
22353070170000	22353050020000	22353040090000	22353020130000	22353050010000
22353070040000	22353040030000	22353020090000	22353040100000	22353070140000
22353030030000	22353060200000	22353060160000	22353050070000	22353060090000
22353060010000	22353020040000	22353030050000	22353070010000	22353070100000
22353060040000	22353060140000	22353020070000	22353040050000	22353020050000
22353060030000	22353040120000	22353070090000	22353050090000	22353030020000
22353020080000	22353030040000	22353070070000	22353040020000	22353070190000
22353060180000	22353070120000	22353040080000	22353040110000	22353060070000

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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