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	27063150140000
Property address	11710 COOPER WAY DR
Township	Orland (28)
Assessor neighborhood	28011
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW

$61,000

10.8% of the current assessed value.

COMPARABLES IMPLY

$54,385

Estimated tax effect about $1,403 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,615

SECTION 1

The argument in one paragraph

The Assessor values 211 other properties in assessor neighborhood 28011 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 $20.24 per square foot. This home is assessed at $22.70 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,687 square feet gives $54,385. 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	2,687 square feet
Land area	13,181 square feet
Year built	2005
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	$61,000
Assessed value per square foot	$22.70

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	640
2	Building area within 15% of this home	411
3	Built within 15 years of this home	214
4	Same building type	214
5	Same construction quality grade	211

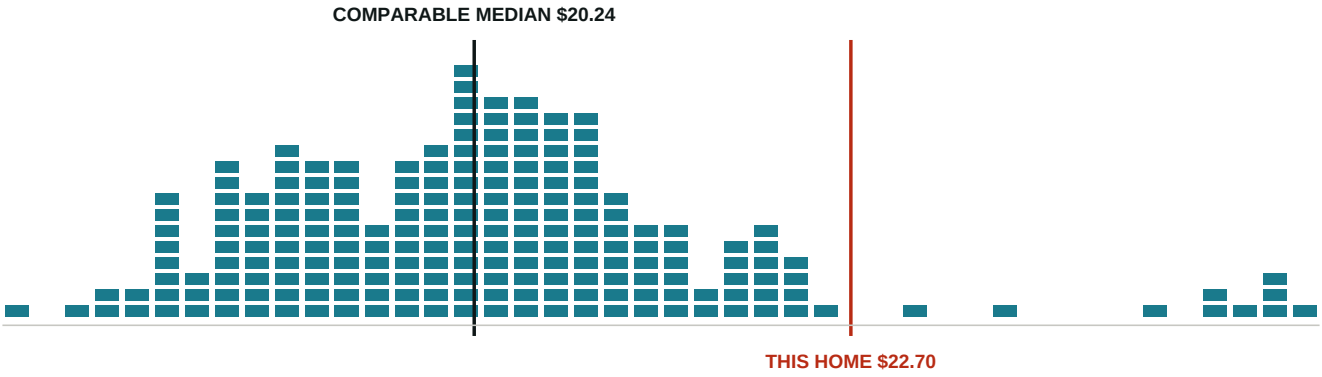
The comparable figure used is the median of all 211 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 211 properties 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	211
Lowest assessed	$17.16 per square foot
25th percentile	$19.26 per square foot
Median	$20.24 per square foot
75th percentile	$20.93 per square foot
Highest assessed	$25.77 per square foot
This home	$22.70 per square foot
Position	assessed above 201 of the 211 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 211 comparables	$20.24
Building area of this home	2,687 sq ft
Median multiplied by building area	**$54,385**
Current total assessed value	$61,000
Difference, the reduction requested	**$6,615**

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 $6,615 in assessed value is worth roughly $1,403 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

211 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 211 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
27072110120000	14576 CREEKVIEW DR	2,738	1990	4	2	$49,000	$17.90
27061140060000	11712 CAMELOT LN	2,787	1991	3	2	$50,000	$17.94
27061140040000	11684 CAMELOT LN	2,787	1990	3	2	$50,000	$17.94
27061130280000	13855 MCCABE CT	2,800	1990	4	2	$51,000	$18.21
27061140100000	11762 CAMELOT LN	2,800	1990	4	2	$51,000	$18.21
27061150010000	13875 S LOGAN DR	2,688	1990	4	2	$49,000	$18.23
27061140150000	11719 MARK LN	2,632	1990	4	1	$48,001	$18.24
27064030110000	13931 STONEGATE LN	2,700	1990	4	2	$50,000	$18.52
27061180210000	11712 KRISTOFFER LN	2,750	1991	3	2	$51,000	$18.55
27061190080000	11736 KRISTOFFER LN	2,800	1990	4	2	$52,000	$18.57
27071140010000	14685 MIDDLE PINE CREEK	2,788	1990	3	2	$52,001	$18.65
27061180020000	13650 KRISTOFFER LN	2,678	1990	3	2	$50,000	$18.67
27061200100000	13559 MCCABE DR	2,678	1990	3	2	$50,000	$18.67
27061190030000	11715 KRISTOFFER LN	2,678	1990	3	2	$50,000	$18.67
27061130260000	13833 MCCABE CT	2,600	1990	4	2	$49,000	$18.85
27064070150000	14030 GREENVALLEY DR	2,700	1991	4	2	$51,000	$18.89
27064020310000	14005 SPRING VIEW LN	2,699	1991	4	2	$51,001	$18.90
27064160050000	11231 NORWICH LN	2,697	1996	4	2	$51,000	$18.91
27061200180000	11612 KAUP LN	2,632	1990	4	2	$50,000	$19.00
27061200150000	13629 S LOGAN DR	2,632	1990	4	2	$50,000	$19.00
27061210020000	11613 KAUP LN	2,675	1994	4	2	$51,000	$19.07
27064150150000	11327 EXETER DR	2,774	1996	4	2	$53,000	$19.11
27064160240000	11240 EXETER DR	2,774	1996	4	2	$53,000	$19.11
27064080040000	14051 GREENVALLEY DR	2,774	1996	4	2	$53,000	$19.11
27061200060000	13531 MCCABE DR	2,612	1992	4	2	$50,000	$19.14
27061140140000	11729 MARK LN	2,716	1994	4	2	$52,001	$19.15
27064020280000	13951 SPRING VIEW LN	2,699	1991	4	2	$52,001	$19.27
27064020120000	13930 STONEGATE LN	2,698	1993	4	2	$52,001	$19.27
27064030210000	14030 CREEKCROSSING DR	2,744	1994	4	2	$53,000	$19.31
27061190140000		2,635	1990	3	2	$51,000	$19.35
27061180220000		2,678	1992	3	2	$52,000	$19.42
27064060150000		2,604	1994	4	2	$51,000	$19.59
27064050110000		2,754	1998	4	2	$54,000	$19.61
27064070010000		2,595	1998	3	2	$51,000	$19.65
27061200070000		2,600	1994	4	2	$52,000	$20.00
27063100040000		2,624	2004	4	2	$53,000	$20.20
27064150110000		2,721	1998	4	3	$55,000	$20.21
27064110070000		2,668	1999	4	2	$54,000	$20.24
27063160050000		2,569	2001	4	2	$52,000	$20.24
27063160090000		2,794	2005	4	2	$57,000	$20.40

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
27063140010000		2,624	2004	4	2	$54,000	$20.58
27063140270000		2,624	2004	4	2	$54,000	$20.58
27063160070000		2,624	2004	4	2	$54,000	$20.58
27063160130000		2,573	2001	4	2	$53,000	$20.60
27063140110000		2,624	2005	4	2	$55,000	$20.96
27063160220000		2,573	2003	4	2	$54,000	$20.99
27064150050000		2,660	1998	4	2	$56,000	$21.05
27063170020000		2,690	2005	4	2	$57,000	$21.19
27063150100000		2,690	2004	4	3	$57,000	$21.19
27063150130000		2,655	2005	3	2	$57,000	$21.47
27063140190000		2,687	2005	4	2	$59,000	$21.96
27063180030000		2,690	2004	4	2	$60,000	$22.30
27061180240000		2,791	1990	4	2	$62,500	$22.39
27063150020000		2,633	2006	4	2	$59,000	$22.41
27063150140000	**11710 COOPER WAY DR**	**2,687**	**2005**	**4**	**2**	**$61,000**	**$22.70**
27063070080000		2,591	2007	3	2	$60,000	$23.16
27062070060000		2,678	2016	3	2	$67,000	$25.02
27062050060000		2,678	2017	3	2	$67,000	$25.02
27062040080000		2,678	2016	3	2	$68,000	$25.39
27062070130000		2,678	2016	3	2	$68,001	$25.39
27062040010000		2,678	2018	3	2	$69,000	$25.77

Median of all 211 comparables: $20.24 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 28011, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 211 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.

27061190170000	27061140120000	27072110120000	27061150150000	27061140060000
27061140040000	27061130280000	27061140100000	27061190100000	27061150010000
27061140150000	27061130240000	27061200110000	27061160100000	27061200160000
27061190060000	27064030110000	27064030030000	27061180210000	27061190080000
27061180160000	27071140010000	27061180020000	27061200100000	27061190030000
27064030010000	27064040100000	27061130300000	27061180260000	27061170090000
27061130260000	27061180170000	27064070150000	27064020310000	27064160050000
27061200180000	27061200150000	27061210020000	27061180150000	27064030150000
27064030050000	27064090030000	27064150150000	27064160240000	27064080040000
27061190160000	27061200060000	27061140140000	27064070130000	27061140080000
27061130230000	27061180090000	27061130010000	27064020280000	27064020070000
27064020120000	27061180190000	27061180110000	27061190130000	27064030210000
27064020160000	27061190140000	27061190150000	27061180220000	27064030070000
27064030240000	27061200090000	27061130250000	27061140210000	27064060150000
27064050110000	27064070010000	27061180230000	27061050020000	27063080060000
27073090060000	27063080210000	27064110050000	27064070070000	27063070240000
27063070160000	27064080220000	27061180040000	27064070160000	27061140200000
27061160040000	27061180010000	27064040140000	27064130040000	27072100040000
27061200070000	27061140160000	27063080100000	27064080130000	27063120090000
27064150030000	27064110040000	27064080150000	27061210030000	27061190110000
27063160060000	27063150010000	27063100040000	27064150110000	27064150120000
27064110070000	27063160050000	27064160160000	27063120250000	27064070040000
27061200050000	27063120040000	27064090040000	27064030220000	27063160090000
27063070040000	27063120260000	27063090030000	27063090040000	27063140210000
27061170020000	27063160200000	27064030090000	27063140290000	27064030290000
27064160150000	27063080020000	27064110080000	27063140010000	27063140270000
27063160070000	27063160130000	27063140120000	27063070290000	27064080210000
27063160170000	27064070090000	27063080180000	27063120150000	27063120060000
27063120120000	27063070310000	27064160220000	27064160020000	27063060040000
27063060050000	27063120280000	27063170040000	27064130110000	27064130030000
27063080150000	27063070250000	27063060010000	27063160040000	27063120180000
27063120130000	27064060080000	27063080220000	27063140110000	27063160220000
27061200020000	27064150050000	27064060160000	27064020320000	27064070180000
27063080070000	27064150140000	27064160190000	27063170020000	27063150100000
27064090080000	27063150070000	27063170050000	27063120210000	27064060040000
27063070070000	27064020150000	27064070190000	27063150130000	27063160100000
27064110010000	27064050010000	27063070140000	27063140020000	27063100050000
27064150060000	27063140190000	27063070110000	27063090010000	27063160160000
27063120270000	27063160120000	27063120030000	27063180100000	27063180040000
27061170100000	27063180030000	27061180240000	27063160190000	27063150020000
27063180120000	27063070080000	27063140090000	27062070070000	27062070060000
27062050060000	27062070020000	27062040080000	27062070130000	27062040040000
27062040010000				

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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