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	27173120300000
Property address	11025 SHENANDOAH DR
Township	Orland (28)
Assessor neighborhood	28100
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW

$90,290

23.7% of the current assessed value.

COMPARABLES IMPLY

$68,870

Estimated tax effect about $4,543 a year at a 7% composite rate.

REDUCTION REQUESTED

$21,420

SECTION 1

The argument in one paragraph

The Assessor values 870 other properties in assessor neighborhood 28100 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 $21.94 per square foot. This home is assessed at $28.76 per square foot, which is 31% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,139 square feet gives $68,870. 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	3,139 square feet
Land area	10,800 square feet
Year built	1998
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	11
Bedrooms	4
Full bathrooms	3
Half bathrooms	1

Total assessed value	$90,290
Assessed value per square foot	$28.76

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	1,240
2	Building area within 15% of this home	936
3	Built within 15 years of this home	919
4	Same building type	919
5	Same construction quality grade	870

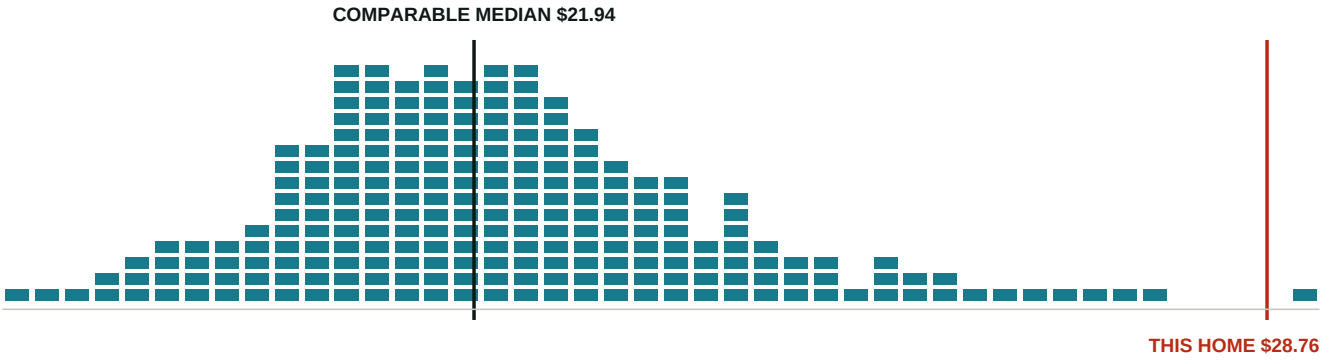
The comparable figure used is the median of all 870 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 870 properties 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	870
Lowest assessed	$17.88 per square foot
25th percentile	$20.96 per square foot
Median	$21.94 per square foot
75th percentile	$23.03 per square foot
Highest assessed	$29.22 per square foot
This home	$28.76 per square foot
Position	assessed above 869 of the 870 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 870 comparables	$21.94
Building area of this home	3,139 sq ft
Median multiplied by building area	**$68,870**
Current total assessed value	$90,290
Difference, the reduction requested	**$21,420**

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 $21,420 in assessed value is worth roughly $4,543 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

870 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 870 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
27112100080000	8000 143RD PL	3,125	1989	4	2	$58,000	$18.56
27051060020000		3,146	1992	4	3	$65,000	$20.66
27292070160000		3,120	1989	4	2	$65,000	$20.83
27322120050000		3,116	1998	4	3	$65,000	$20.86
27292040070000		3,132	1989	4	2	$66,000	$21.07
27294150070000		3,126	1995	4	2	$66,000	$21.11
27291080070000		3,164	1996	4	2	$67,000	$21.18
27294130040000		3,130	1995	4	2	$67,000	$21.41
27322070080000		3,129	2001	3	3	$67,000	$21.41
27294170240000		3,127	2001	4	2	$67,000	$21.43
27302060080000		3,125	1996	4	2	$67,000	$21.44
27294080060000		3,120	1995	4	2	$67,000	$21.47
27292210150000		3,120	1999	4	2	$67,000	$21.47
27292210210000		3,148	1998	4	2	$68,000	$21.60
27322110030000		3,146	1998	4	2	$68,000	$21.61
27053040130000		3,140	1989	4	2	$68,000	$21.66
27291080090000		3,140	1994	4	2	$68,000	$21.66
27294160080000		3,126	1995	4	2	$68,000	$21.75
27292210050000		3,116	1999	4	3	$68,000	$21.82
27053090100000		3,152	1998	4	2	$69,000	$21.89
27292120170000		3,149	1997	4	2	$69,000	$21.91
27302050060000		3,148	2001	4	2	$69,000	$21.92
27322060200000		3,146	2002	4	2	$69,000	$21.93
27322060230000		3,146	2001	4	2	$69,000	$21.93
27322060080000		3,145	2000	4	2	$69,000	$21.94
27291120060000		3,158	2005	4	2	$70,000	$22.17
27291120050000		3,158	2005	4	2	$70,000	$22.17
27292190040000		3,156	2002	4	2	$70,000	$22.18
27294160200000		3,154	2001	4	2	$70,000	$22.19
27294230100000		3,154	2003	4	2	$70,000	$22.19
27294230130000		3,149	2001	4	2	$70,000	$22.23
27322070020000		3,146	2003	4	2	$70,000	$22.25
27292210200000		3,136	2002	4	2	$70,000	$22.32
27302060010000		3,133	2001	4	2	$70,000	$22.34
27023120070000		3,124	2001	4	2	$70,000	$22.41
27294220160000		3,118	2002	4	2	$70,000	$22.45
27294130160000		3,154	2002	4	2	$71,000	$22.51
27294130120000		3,154	2002	4	2	$71,000	$22.51
27093120070000		3,145	1986	4	2	$71,000	$22.58
27053090130000		3,145	1996	4	3	$71,000	$22.58

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
27292150180000		3,132	1996	5	3	$71,356	$22.78
27171070030000		3,144	1992	5	2	$72,000	$22.90
27173030080000		3,127	1996	4	2	$72,000	$23.03
27023180140000		3,122	2003	4	3	$72,000	$23.06
27023160010000		3,148	2002	4	3	$73,000	$23.19
27173020150000		3,145	1994	4	2	$73,000	$23.21
27292060160000		3,139	1998	4	2	$73,000	$23.26
27023220050000		3,133	2004	4	2	$74,000	$23.62
27023110070000		3,131	2003	4	2	$74,000	$23.63
27053150070000		3,160	2002	4	2	$75,000	$23.73
27293050070000		3,143	1998	4	4	$75,000	$23.86
27023220170000		3,127	2004	5	3	$76,000	$24.30
27173120030000		3,150	1995	4	2	$77,000	$24.44
27173030010000		3,123	1992	4	2	$76,343	$24.45
27171080080000		3,140	1992	5	4	$77,000	$24.52
27053080080000		3,127	1993	4	2	$77,000	$24.62
27173140180000		3,127	2001	4	3	$78,000	$24.94
27173100120000		3,151	2000	4	3	$80,000	$25.39
27053090010000		3,146	1996	4	3	$81,168	$25.80
27053150020000		3,144	1998	4	2	$82,000	$26.08
27173120300000	**11025 SHENANDOAH DR**	**3,139**	**1998**	**4**	**3**	**$90,290**	**$28.76**

Median of all 870 comparables: $21.94 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 28100, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 870 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.

27112090110000	27121040150000	27112090090000	27112090080000	27291050180000
27112100080000	27112100050000	27112090050000	27112100060000	27112100070000
27051040110000	27293090080000	27302020120000	27121040060000	27292120150000
27302020170000	27291000330000	27292060060000	27292130050000	27302030060000
27302070030000	27112090120000	27302020130000	27322110100000	27292200130000
27121040080000	27292070070000	27291030110000	27302030140000	27292110140000
27292100060000	27292050160000	27302050040000	27112090140000	27291070020000
27292050050000	27291060140000	27291060170000	27053080090000	27291040050000
27292060070000	27322100180000	27292150070000	27051040050000	27112110090000
27292120130000	27292090030000	27291060130000	27302030090000	27291050060000
27291060070000	27054040120000	27292090120000	27292120110000	27291050140000
27051040040000	27292120100000	27051060090000	27292150030000	27322060130000
27053110020000	27302070010000	27292120140000	27291060090000	27322020040000
27112100030000	27294130020000	27292090070000	27292200110000	27291030030000
27322130120000	27322130010000	27112090340000	27302040010000	27294170250000
27322130020000	27291050090000	27292090040000	27292130070000	27294050150000
27302020180000	27291080080000	27302080020000	27291050030000	27302070070000
27322120070000	27302070020000	27291060020000	27292120160000	27291080130000
27302070110000	27293130200000	27292060030000	27294160010000	27051050050000
27051060080000	27051050040000	27053040010000	27291070030000	27302030010000
27302060090000	27292110010000	27302030160000	27322130130000	27292040020000
27051040030000	27291000350000	27294150050000	27292090110000	27292120190000
27322100170000	27322090110000	27302020080000	27292090130000	27292110030000
27292110050000	27053120060000	27292090080000	27292080020000	27302020030000
27291050100000	27051050090000	27292130420000	27322100060000	27051040020000
27302020100000	27291130070000	27292110190000	27291050120000	27292170010000
27322110080000	27293090100000	27293050120000	27322140130000	27294150110000
27294070050000	27051060120000	27171080030000	27322050200000	27292040180000
27121040170000	27093130140000	27294150060000	27292130440000	27292130430000
27293050040000	27302030070000	27291130040000	27292110020000	27322020010000
27322100190000	27023110030000	27322030040000	27322020060000	27292040030000
27302040040000	27294160090000	27051060020000	27292130010000	27294220230000
27291030040000	27294070060000	27291060120000	27053060020000	27322150100000
27291060160000	27294090120000	27302030170000	27292050030000	27294050070000
27292150050000	27051060070000	27292090050000	27292070100000	27292110180000
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27293050030000	27322070100000	27291040080000	27051040080000	27291040110000
27294120100000	27023170120000	27292070160000	27322090120000	27023210080000
27053090180000	27322120050000	27023140010000	27053100010000	27292120010000
27051060220000	27292090090000	27112120060000	27112090060000	27322070010000
27023170020000	27292060020000	27292050020000	27322040060000	27053080150000
27291040040000	27293130060000	27292130470000	27051060140000	27292070010000
27023110170000	27023210070000	27292180050000	27292070060000	27293130190000
27294050080000	27171060010000	27322050130000	27293030030000	27294160110000

27293030160000	27292200140000	27294090110000	27322040030000	27294120110000
27322150050000	27302030020000	27053050070000	27322150090000	27293090210000
27294090100000	27292040070000	27293050010000	27293070050000	27293070070000
27293120060000	27322120030000	27292100070000	27292070050000	27293050110000
27293040110000	27291030100000	27292210070000	27294210060000	27291050070000
27294060060000	27292110060000	27322090030000	27294150070000	27112090130000
27322050050000	27051040180000	27294120030000	27051040200000	27293140060000
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27171070060000	27322050100000	27292050110000	27292200100000	27292050080000
27294230140000	27322160070000	27291050160000	27292200050000	27292160030000
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27322100100000	27294130040000	27023120020000	27292070120000	27322070080000
27322050220000	27322110070000	27292180030000	27322120010000	27322060060000
27294170240000	27053080390000	27302060080000	27292050070000	27292110150000
27292130480000	27293030080000	27293080040000	27294140090000	27294080060000
27292210150000	27023140060000	27294090020000	27322080040000	27294170280000
27023110200000	27294090080000	27292210140000	27292190080000	27023130100000
27322050230000	27322150020000	27291050170000	27302080040000	27302040050000
27322100150000	27302040030000	27294160130000	27053080100000	27322030020000
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27292200040000	27173040080000	27322110030000	27292190010000	27294140030000
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27293130340000	27322070020000	27023220160000	27294140060000	27023170080000
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27322090130000	27292210200000	27292150110000	27293070010000	27302060010000
27023160050000	27294160160000	27294200050000	27292110070000	27322020080000
27291130010000	27023180120000	27023140200000	27322140030000	27322130080000
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27023160010000	27053040150000	27051050130000	27173020150000	27173120080000
27293090130000	27294130170000	27291130080000	27294080140000	27292160040000
27173050010000	27291120010000	27173040020000	27023110050000	27292060160000
27322130090000	27051040090000	27173120050000	27023130060000	27023210230000
27023130140000	27294130070000	27023160110000	27173020030000	27173030100000
27302030050000	27294160120000	27292220020000	27292040190000	27051060200000
27093120200000	27322120120000	27322160010000	27293140020000	27023140160000
27173130070000	27322140010000	27023180150000	27173060030000	27294230010000
27302030110000	27294080080000	27292110040000	27292160070000	27171080010000
27173090080000	27292110250000	27293070020000	27173100110000	27292160100000
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27093130070000	27292050220000	27023220050000	27293130010000	27023160130000
27023110070000	27173120070000	27293040010000	27023170030000	27291080060000
27023120090000	27174020080000	27053090110000	27292200020000	27053030070000
27023090030000	27292010180000	27053150070000	27293130320000	27302020070000
27293130260000	27291130030000	27023180200000	27294230040000	27294230120000
27173050020000	27293040020000	27023170130000	27171080210000	27093120030000

27292120180000	27293050070000	27093120050000	27173120310000	27302020160000
27023180100000	27173100210000	27294040050000	27173060100000	27173120220000
27023180170000	27023220090000	27171080200000	27053030050000	27293150060000
27292050150000	27322040120000	27294130180000	27023220140000	27173130010000
27023180190000	27293030060000	27294170310000	27174050080000	27294220190000
27293130280000	27293060030000	27173040160000	27171080090000	27174060110000
27174020160000	27171030200000	27053090080000	27023220170000	27173100140000
27293130110000	27023130150000	27053050050000	27292120210000	27053090150000
27053090160000	27292210130000	27023120100000	27292110090000	27173120030000
27173030010000	27173140040000	27173120020000	27293120030000	27293150030000
27023220010000	27171080080000	27053090040000	27292070090000	27053080080000
27173040120000	27023120040000	27053090070000	27173110210000	27174060050000
27171030210000	27173140120000	27023200010000	27023180050000	27023190050000
27294130140000	27293100040000	27173140180000	27173050030000	27174050020000
27173060110000	27173100170000	27173050060000	27294240280000	27173100120000
27173020060000	27294150100000	27173040280000	27173120040000	27174040140000
27292120080000	27171080290000	27174040280000	27173040170000	27291140030000
27173030060000	27174040070000	27291170180000	27173060050000	27173040140000
27053090010000	27053110030000	27023180180000	27293030040000	27294220060000
27293090150000	27053150020000	27291160150000	27174040310000	27053080270000
27173100160000	27023170090000	27173140080000	27173120290000	27023110040000
27302020550000	27093120180000	27173120060000	27053080250000	27171080260000
27174030080000	27294220220000	27291180040000	27291000410000	27081010010000

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.