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	02131120100000
Property address	922 SLAYTON DR
Township	Palatine (29)
Assessor neighborhood	29070
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$39,000	$35,000	$4,000

10.3% of the current assessed value.
Estimated tax effect about $848 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 793 other properties in assessor neighborhood 29070 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 $28.04 per square foot. This home is assessed at $31.25 per square foot, which is 11% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,248 square feet gives $35,000. 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	1,248 square feet
Land area	14,186 square feet
Year built	1966
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	4
Full bathrooms	1
Half bathrooms	1

Total assessed value	$39,000
Assessed value per square foot	$31.25

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	1,291
2	Building area within 15% of this home	795
3	Built within 15 years of this home	794
4	Same building type	793
5	Same construction quality grade	793

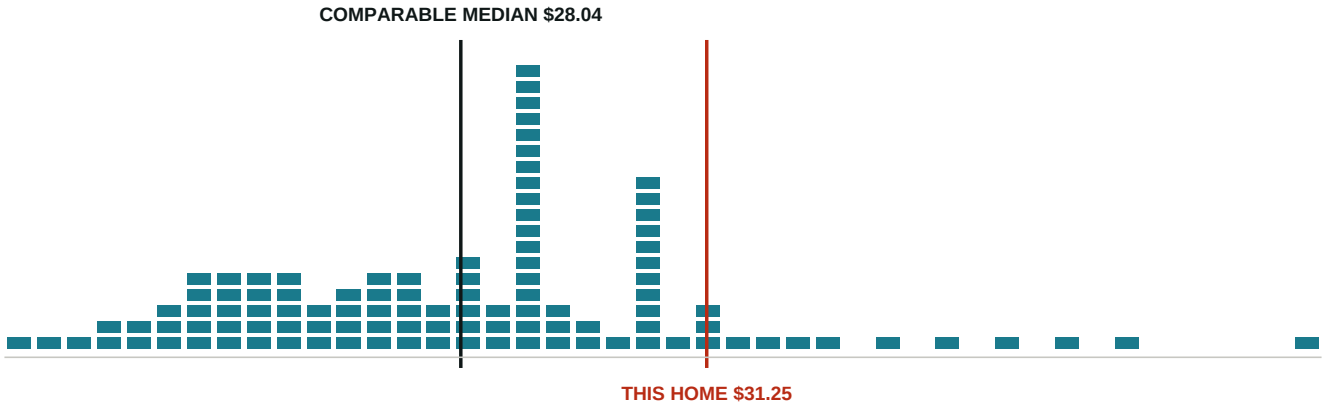
The comparable figure used is the median of all 793 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 793 properties 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	793
Lowest assessed	$22.10 per square foot
25th percentile	$25.77 per square foot
Median	$28.04 per square foot
75th percentile	$28.94 per square foot
Highest assessed	$39.26 per square foot
This home	$31.25 per square foot
Position	assessed above 747 of the 793 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 793 comparables	$28.04
Building area of this home	1,248 sq ft
Median multiplied by building area	**$35,000**
Current total assessed value	$39,000
Difference, the reduction requested	**$4,000**

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 $4,000 in assessed value is worth roughly $848 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

793 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 793 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
02132100360000		1,248	1963	4	1	$30,756	$24.64
02131150010000		1,248	1965	3	1	$31,245	$25.04
02133010190000		1,248	1962	3	1	$31,415	$25.17
02133040140000		1,248	1964	3	1	$31,455	$25.20
02123040010000		1,248	1967	3	1	$31,618	$25.33
02133040360000		1,248	1962	3	1	$31,630	$25.34
02242100320000		1,248	1968	3	1	$31,757	$25.45
02134120360000		1,248	1969	3	1	$31,840	$25.51
02131040200000		1,248	1965	4	1	$32,250	$25.84
02133050330000		1,248	1962	3	1	$32,271	$25.86
02123020130000		1,248	1967	3	1	$32,359	$25.93
02133030040000		1,248	1962	3	1	$32,391	$25.95
02123040180000		1,248	1969	3	1	$32,443	$26.00
02133140090000		1,248	1962	4	1	$32,469	$26.02
02242070450000		1,248	1968	3	1	$32,472	$26.02
02123030120000		1,248	1969	3	1	$32,491	$26.03
02134080270000		1,248	1966	3	1	$32,505	$26.05
02133020170000		1,248	1964	4	1	$32,570	$26.10
02131070050000		1,248	1965	4	1	$32,599	$26.12
02123060050000		1,248	1967	3	1	$32,646	$26.16
02133110210000		1,248	1962	3	1	$32,803	$26.28
02133020200000		1,248	1963	4	1	$32,861	$26.33
02131050250000		1,248	1965	3	1	$32,897	$26.36
02133110020000		1,248	1964	4	1	$32,929	$26.39
02133010140000		1,248	1963	4	2	$32,936	$26.39
02133160080000		1,248	1963	3	1	$32,940	$26.39
02133150030000		1,248	1964	3	1	$32,952	$26.40
02131190010000		1,248	1965	3	1	$32,963	$26.41
02131090090000		1,248	1963	3	1	$32,990	$26.43
02112010130000		1,248	1963	3	1	$33,001	$26.44
02131130080000		1,248	1966	4	1	$33,055	$26.49
02133100360000		1,248	1964	3	1	$33,115	$26.53
02131140150000		1,248	1965	3	1	$33,152	$26.56
02131060150000		1,248	1963	4	2	$33,209	$26.61
02132040190000		1,248	1967	3	1	$33,217	$26.62
02133070180000		1,248	1962	4	2	$33,240	$26.63
02132040060000		1,248	1969	3	1	$33,269	$26.66
02133150270000		1,248	1965	3	1	$33,294	$26.68
02131020150000		1,248	1962	4	1	$33,317	$26.70
02123060240000		1,248	1967	3	1	$33,332	$26.71

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
02131020040000		1,248	1962	3	1	$33,337	$26.71
02133150070000		1,248	1963	3	1	$33,389	$26.75
02133110140000		1,248	1962	3	1	$33,389	$26.75
02131060090000		1,248	1964	3	2	$33,497	$26.84
02132100200000		1,248	1964	3	1	$33,499	$26.84
02133040340000		1,248	1961	3	1	$33,514	$26.85
02131030110000		1,248	1965	3	1	$33,527	$26.86
02131190130000		1,248	1965	4	2	$33,528	$26.87
02131200040000		1,248	1967	3	1	$33,531	$26.87
02132080450000		1,248	1964	3	1	$33,560	$26.89
02131070140000		1,248	1964	3	1	$33,563	$26.89
02133020220000		1,248	1962	5	2	$33,576	$26.90
02132090050000		1,248	1964	3	1	$33,579	$26.91
02133050090000		1,248	1962	4	1	$33,601	$26.92
02242090520000		1,248	1968	3	1	$33,627	$26.94
02131170110000		1,248	1966	3	1	$33,629	$26.95
02133080120000		1,248	1963	3	1	$33,669	$26.98
02131060250000		1,248	1967	4	1	$33,686	$26.99
02131090050000		1,248	1963	3	1	$33,763	$27.05
02133050070000		1,248	1962	3	1	$33,789	$27.07
02131120100000	**922 SLAYTON DR**	**1,248**	**1966**	**4**	**1**	**$39,000**	**$31.25**

Median of all 793 comparables: $28.04 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 29070, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 793 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.

02133150450000	02111070110000	02132080180000	02134040250000	02134080440000
02131030180000	02134120100000	02133150520000	02123020110000	02134110140000
02134050270000	02134070320000	02134050030000	02134090020000	02134090070000
02131050210000	02133040060000	02131050130000	02123040230000	02123020040000
02123060120000	02133150290000	02131110090000	02134080390000	02134050050000
02134110110000	02133050040000	02131160130000	02131030140000	02131030220000
02131130120000	02111130310000	02134070180000	02134040210000	02134050140000
02131040130000	02133040130000	02133040350000	02131070060000	02132100410000
02133010070000	02133070210000	02133040330000	02131070340000	02133050170000
02131050180000	02133010180000	02131060270000	02133070240000	02133050200000
02133070140000	02133110260000	02131090270000	02133010270000	02131080390000
02132080300000	02134050370000	02131170230000	02131150030000	02133150310000
02123030140000	02123060170000	02132050110000	02131190200000	02132050360000
02131180060000	02131150130000	02111060030000	02134120390000	02134070290000
02134060030000	02134040230000	02134040170000	02134060250000	02134030050000
02134120080000	02134110060000	02134120270000	02134020320000	02134030190000
02134110280000	02134040350000	02134040110000	02134060270000	02134080330000
02134030210000	02134080040000	02134080220000	02134030250000	02134060150000
02132100360000	02134070020000	02133020210000	02134030140000	02111150420000
02241020110000	02242100400000	02133050310000	02114150170000	02131150010000
02131040040000	02133070030000	02133010110000	02133050060000	02133010230000
02133070270000	02133120280000	02133020240000	02133050270000	02133010310000
02133050230000	02131020060000	02131080160000	02131090080000	02133020100000
02133090230000	02132080090000	02133050290000	02133040310000	02133040380000
02133080020000	02133070190000	02133080070000	02133020070000	02133070170000
02131060340000	02133150210000	02132070120000	02133070080000	02111050130000
02111080290000	02134070230000	02131130190000	02131170030000	02133010190000
02133040140000	02144170160000	02134050200000	02134040130000	02134120040000
02134030100000	02134050180000	02134060100000	02134070410000	02134030370000
02134070010000	02134050100000	02134080070000	02134040330000	02134020020000
02134110010000	02134060310000	02134050160000	02134080010000	02113000130000
02111100030000	02144170170000	02111150270000	02141120160000	02123040010000
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02123020020000	02134080100000	02134120360000	02141110090000	02141110040000
02141120080000	02241020100000	02111130250000	02141050030000	02113110300000
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02133020180000	02133030030000	02131020100000	02131050240000	02133020120000
02132100370000	02133020010000	02133040020000	02133050080000	02133040080000
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02133150270000	02134020060000	02134010070000	02131020150000	02133100230000
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02133090260000	02131090010000	02113120160000	02133140160000	02113110270000
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02133140080000	02133080050000	02131040190000	02133020150000	02133110180000
02112040010000	02111150360000	02131070240000	02123040220000	02131070400000
02131110020000	02133110150000	02111050290000	02131040180000	02113150010000
02133110070000	02132100120000	02131070120000	02113110090000	02241020160000
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02131030210000	02131060130000	02132040220000	02133020030000	02133050050000
02133120040000	02133140220000	02131200160000	02133150180000	02131090370000
02133050120000	02133140180000	02133150330000	02131140130000	02133120080000
02131200060000	02131200020000	02132100020000	02133030160000	02131020130000
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02133010320000	02131080190000	02133050240000	02133160260000	02131060070000
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02132050120000	02133130130000	02131040270000	02132100310000	02133100340000
02133130180000	02131060280000	02133080080000	02131080300000	02132100040000
02133020080000	02133080010000	02133100100000	02133130090000	02131060040000
02131070100000	02131190150000	02133030090000	02242050410000	02131080010000
02133110300000	02132090220000	02133120140000	02123060260000	02131040030000
02132100100000	02131190170000	02133110120000	02242070360000	02131050110000
02131060330000	02133100010000	02133130160000	02133100280000	02133110340000
02133110170000	02131120070000	02132040260000	02133050190000	02133010010000
02131070010000	02131080050000	02131170070000	02132090020000	02131040010000
02132070100000	02133150140000	02133160230000	02131060310000	02131080400000
02132080040000	02133010030000	02133010260000	02133120190000	02133150370000
02131050140000	02131090170000	02133070090000	02132030090000	02133130040000
02133120060000	02131070420000	02131130110000	02131060380000	02131080330000
02132080070000	02133100320000	02133110080000	02131080220000	02133040050000
02133070220000	02133110280000	02133070160000	02132100260000	02131020070000
02242100230000	02132090240000	02133130010000	02131160030000	02123060220000
02133050010000	02131170010000	02131020180000	02131080430000	02133120220000
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02133130110000	02131070320000	02132090070000	02133010220000	02133160010000
02133010100000	02133160180000	02133050030000	02131050090000	02241000100000
02133010200000	02112020170000	02142050100000	02114020070000	02113120230000
02131040310000	02133140010000	02113120040000	02133120210000	02141100180000
02131060180000	02133160100000	02242100370000	02133150200000	02133040390000
02131130060000	02133040070000	02131210260000	02132100380000	02133120120000
02241000130000	02133010080000	02131090260000		

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.