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	02192310180000
Property address	4599 MUMFORD DR
Township	Palatine (29)
Assessor neighborhood	29033
Property class	207 Single-family, one story, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$49,000

18.5% of the current assessed value.

COMPARABLES IMPLY

$39,914

Estimated tax effect about $1,927 a year at a 7% composite rate.

REDUCTION REQUESTED

$9,086

SECTION 1

The argument in one paragraph

The Assessor values 627 other properties in assessor neighborhood 29033 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 $22.52 per square foot. This home is assessed at $27.65 per square foot, which is 23% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,772 square feet gives $39,914. 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	1,772 square feet
Land area	6,239 square feet
Year built	1987
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$49,000
Assessed value per square foot	$27.65

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	792
2	Building area within 15% of this home	733
3	Built within 15 years of this home	629
4	Same building type	629
5	Same construction quality grade	627

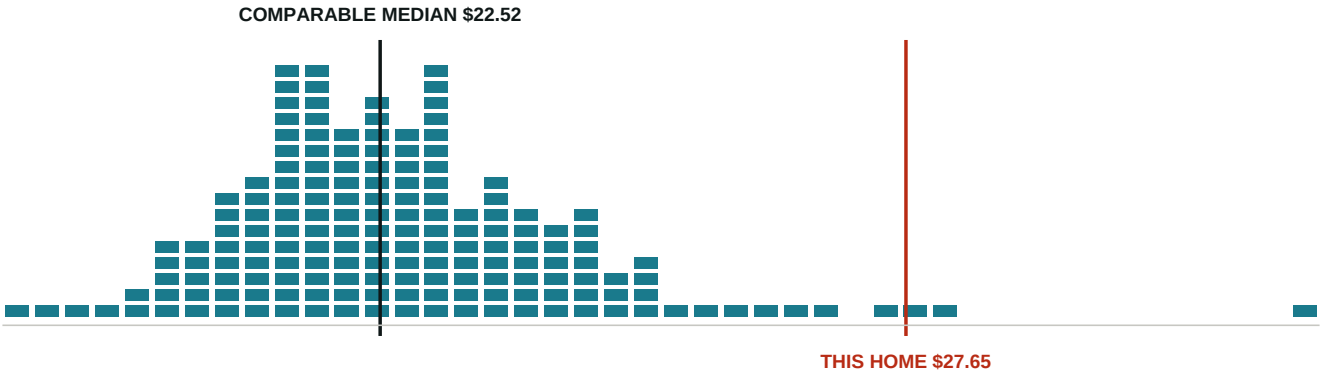
The comparable figure used is the median of all 627 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 627 properties 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	627
Lowest assessed	$18.84 per square foot
25th percentile	$21.74 per square foot
Median	$22.52 per square foot
75th percentile	$23.44 per square foot
Highest assessed	$31.69 per square foot
This home	$27.65 per square foot
Position	assessed above 624 of the 627 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 627 comparables	$22.52
Building area of this home	1,772 sq ft
Median multiplied by building area	**$39,914**
Current total assessed value	$49,000
Difference, the reduction requested	**$9,086**

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 $9,086 in assessed value is worth roughly $1,927 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

627 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 627 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
02193190100000	1490 PORT ARTHUR CT	1,794	1976	3	2	$36,200	$20.18
02194280110000	4370 MUMFORD DR	1,794	1976	3	2	$36,277	$20.22
02194280100000	4360 MUMFORD DR	1,794	1976	3	2	$36,938	$20.59
02194280020000	4385 ROCK COVE DR	1,794	1979	3	2	$37,215	$20.74
02193200150000	1430 STONEHARBOR DR	1,794	1976	3	2	$37,224	$20.75
02192150590000	1208 OLD TIMBER CT	1,751	1983	3	2	$36,520	$20.86
02192310030000	1233 GOLDENROD LN	1,772	1987	3	2	$36,987	$20.87
02192290080000		1,776	1990	3	2	$37,538	$21.14
02183000210000		1,788	1979	4	1	$38,000	$21.25
02183120080000		1,786	1977	3	2	$38,000	$21.28
02192290140000		1,772	1984	3	2	$38,066	$21.48
02192210390000		1,772	1986	3	2	$38,427	$21.69
02192210440000		1,751	1983	3	2	$38,694	$22.10
02191390040000		1,760	1988	3	1	$39,000	$22.16
02191390020000		1,760	1991	3	1	$39,000	$22.16
02192210420000		1,751	1988	3	2	$38,857	$22.19
02192310220000		1,751	1989	3	2	$39,024	$22.29
02192310080000		1,751	1989	3	2	$39,058	$22.31
02192320010000		1,772	1988	3	2	$39,549	$22.32
02191400050000		1,760	1988	3	1	$39,345	$22.36
02183030190000		1,786	1979	3	2	$40,000	$22.40
02192290280000		1,778	1987	4	2	$39,981	$22.49
02192300110000		1,772	1983	3	2	$40,000	$22.57
02192320030000		1,772	1986	3	2	$40,000	$22.57
02192300120000		1,772	1986	3	2	$40,000	$22.57
02192300130000		1,772	1983	3	2	$40,000	$22.57
02192280020000		1,772	1983	3	2	$40,000	$22.57
02192290060000		1,772	1987	3	2	$40,000	$22.57
02192210380000		1,772	1986	3	2	$40,000	$22.57
02192320130000		1,751	1987	3	2	$39,721	$22.68
02192310160000		1,752	1986	3	1	$40,000	$22.83
02192310190000		1,751	1986	3	2	$40,000	$22.84
02192320100000		1,751	1986	3	2	$40,000	$22.84
02192310130000		1,751	1987	3	2	$40,042	$22.87
02193190460000		1,770	1977	3	2	$40,692	$22.99
02193210680000		1,770	1978	3	2	$40,794	$23.05
02193290050000		1,782	1981	4	2	$41,147	$23.09
02192210430000		1,772	1987	3	2	$41,000	$23.14
02192300060000		1,772	1987	3	2	$41,000	$23.14
02192310060000		1,772	1986	3	2	$41,000	$23.14

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
02192230070000		1,770	1976	3	3	$41,000	$23.16
02194330080000		1,767	1977	4	2	$41,001	$23.20
02193270440000		1,775	1985	3	2	$41,196	$23.21
02193210640000		1,770	1978	3	2	$41,094	$23.22
02192300090000		1,765	1987	3	1	$41,000	$23.23
02192290120000		1,772	1987	3	2	$41,180	$23.24
02192310040000		1,751	1986	3	2	$41,000	$23.42
02192290110000		1,751	1986	3	2	$41,000	$23.42
02192300100000		1,751	1986	3	2	$41,000	$23.42
02192310200000		1,754	1988	3	2	$42,000	$23.95
02192320070000		1,751	1988	3	2	$42,000	$23.99
02192320050000		1,751	1989	3	2	$42,000	$23.99
02192310050000		1,751	1988	3	2	$42,000	$23.99
02192320060000		1,751	1986	3	2	$42,001	$23.99
02192210410000		1,774	1986	3	1	$43,000	$24.24
02193220070000		1,770	1978	3	3	$43,000	$24.29
02193210650000		1,770	1977	3	2	$43,000	$24.29
02193190340000		1,770	1977	3	2	$43,001	$24.29
02193190270000		1,770	1977	3	2	$43,001	$24.29
02192150490000		1,754	1988	3	3	$43,000	$24.52
02192310180000	**4599 MUMFORD DR**	**1,772**	**1987**	**3**	**2**	**$49,000**	**$27.65**

Median of all 627 comparables: $22.52 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 29033, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 627 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.

02192290200000	02183090040000	02183100050000	02183090500000	02183000520000
02183090460000	02183090510000	02183090100000	02183030470000	02191360040000
02291090060000	02193190100000	02194280110000	02183090330000	02192150450000
02302070100000	02183120010000	02183090480000	02183090070000	02183090360000
02183030180000	02191310290000	02183090320000	02183120070000	02183090270000
02183090080000	02183030460000	02183110120000	02183030550000	02194280100000
02183090340000	02193210290000	02183110240000	02194250190000	02194250080000
02194280020000	02194330110000	02194270120000	02193200150000	02191390010000
02193210550000	02194250160000	02194300530000	02192150590000	02183110200000
02183120130000	02183110090000	02183100160000	02192310030000	02194330070000
02193210440000	02183120180000	02183120210000	02183110010000	02191330070000
02193210600000	02194330280000	02194300580000	02183030500000	02183120090000
02183030340000	02183030450000	02183000500000	02191330050000	02191360120000
02183030630000	02183000510000	02192280090000	02183120050000	02193190190000
02183090150000	02192150560000	02194300550000	02193200080000	02192290080000
02194310040000	02183030290000	02191400100000	02193200200000	02193190020000
02183000200000	02183030230000	02194180580000	02183030530000	02191320390000
02183030360000	02183000210000	02183090240000	02183120080000	02194240130000
02194270280000	02192150520000	02193210270000	02302090250000	02194260170000
02203100040000	02183000260000	02183090490000	02183110030000	02183000390000
02194330220000	02193210110000	02194280090000	02293050210000	02192300050000
02183090230000	02192250200000	02194270300000	02183110280000	02183090060000
02194270190000	02194300300000	02183110160000	02183100090000	02183090130000
02293060140000	02192290140000	02194290190000	02193210480000	02192230020000
02183120140000	02183090280000	02194300450000	02192290160000	02193210610000
02192320110000	02183000230000	02183110210000	02191390050000	02194260210000
02194260120000	02183000420000	02194180570000	02183090160000	02293050070000
02192300150000	02194260130000	02193190140000	02183120110000	02194190220000
02192210200000	02192290270000	02194250090000	02183090170000	02302090220000
02183110230000	02194180540000	02192210390000	02194300390000	02183090110000
02192290220000	02193200130000	02192250460000	02193210100000	02193210170000
02193210500000	02193210030000	02193200030000	02193210040000	02193210250000
02193210490000	02193210190000	02193210320000	02193210130000	02193200180000
02193210350000	02194280080000	02193190160000	02193190130000	02193210520000
02183030510000	02183030240000	02192280180000	02183000300000	02183000310000
02194330140000	02192310020000	02191390060000	02183090450000	02183110020000
02193210240000	02193190040000	02193210400000	02193210360000	02193210160000
02193200020000	02193210310000	02192210260000	02193210570000	02192210370000
02192290040000	02192300140000	02193210530000	02191400010000	02183110250000
02193210330000	02193210540000	02193200190000	02193210260000	02194280030000
02193200040000	02193230400000	02193200170000	02194330200000	02183000250000
02191350300000	02183030570000	02183120190000	02183000320000	02194280040000
02183090260000	02194270270000	02192300020000	02183000370000	02191390070000
02291070560000	02302070040000	02293050150000	02203050050000	02192210060000
02191360090000	02194270220000	02194270250000	02194260090000	02194270140000

02194250020000	02194260100000	02193180130000	02194300560000	02192280070000
02194270210000	02183000240000	02183000330000	02183090420000	02183120160000
02183000360000	02183110180000	02183090380000	02191320430000	02194330060000
02183100080000	02192250400000	02192250240000	02192210440000	02192280140000
02192280130000	02192260010000	02192250150000	02192250100000	02191390040000
02191390020000	02183030560000	02183030420000	02183030210000	02183030650000
02183030670000	02192260030000	02191310330000	02192210420000	02194270030000
02193200140000	02191320670000	02191310390000	02192280050000	02192280100000
02194270330000	02192250060000	02192250110000	02183120030000	02183110140000
02191340010000	02192210210000	02302110170000	02193210180000	02193210660000
02192310220000	02293050110000	02193210380000	02193210070000	02193200060000
02194250030000	02192310080000	02192320010000	02183110260000	02183120200000
02193190080000	02192230060000	02193210090000	02191400050000	02191360030000
02191360170000	02191350380000	02193210590000	02183030380000	02191340080000
02183030350000	02183030190000	02183090140000	02194310140000	02192260220000
02192310210000	02192250120000	02183120060000	02192270190000	02192280190000
02192290030000	02192290280000	02194260010000	02194260290000	02191360140000
02194270170000	02194310050000	02291070250000	02194330150000	02302070390000
02291060310000	02191400110000	02192150390000	02194270370000	02194240080000
02192210050000	02183030660000	02192300110000	02192320030000	02192300120000
02192300130000	02192280020000	02192290060000	02192210380000	02194330270000
02194180630000	02194180560000	02194180590000	02194330040000	02194180420000
02194270320000	02193200100000	02192250160000	02183000490000	02194280010000
02192280040000	02193210220000	02192260070000	02183100100000	02194260070000
02183090050000	02191320160000	02191320710000	02192320130000	02193270410000
02194300440000	02183100110000	02192260110000	02193210340000	02192290010000
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02183030200000	02191310180000	02183000530000	02183030480000	02183030400000
02192250340000	02191320460000	02192210020000	02192260180000	02192310110000
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02194260220000	02194270060000	02194250110000	02194250150000	02194270050000
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02194300670000	02194180500000	02194180520000	02194180450000	02193290050000
02193200050000	02193190150000	02193200070000	02193190010000	02193210080000
02193210140000	02191360240000	02191350340000	02192210430000	02192300060000
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02192150580000	02183000480000	02183000430000	02183000350000	02192290300000
02193220120000	02302090200000	02193210370000	02193200160000	02194280070000
02194300650000	02193190470000	02192250070000	02192300030000	02192290290000
02192290180000	02194240040000	02193210510000	02183000380000	02183030280000
02191320610000	02191320020000	02191320080000	02192310200000	02192280160000
02193210200000	02302070130000	02183100170000	02192320070000	02192320050000
02192310050000	02192320060000	02183110320000	02194260230000	02192290020000
02192290100000	02194300540000	02193190090000	02302070070000	02183110270000
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02191360160000	02191350230000	02192320040000	02192210410000	02192250450000
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02193190270000	02183030320000	02191330190000	02193190030000	02193190060000
02191400070000	02193190120000	02191390080000	02192210040000	02192300070000
02192320080000	02192280030000	02183000440000	02291060350000	02191350160000
02183120170000	02183090250000	02192240030000	02183030590000	02293030140000
02192150490000	02302130150000	02191310540000	02191300010000	02191320130000
02191320490000	02192310150000	02183000470000	02193240060000	02194330250000
02183110360000	02192300040000	02193210430000	02183090290000	02191350240000
02194310070000	02194310090000	02192240010000	02192210310000	02193200210000
02191330230000	02193190390000	02193210120000	02192230040000	02183000410000
02191360200000	02191360250000	02191360270000	02194290090000	02183030620000
02302160120000	02304030150000	02192260150000	02183090190000	02191320630000
02191320340000	02192270100000	02183090120000	02193230110000	02183030260000
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02192210270000	02183110050000	02193190170000	02191350110000	02191320550000
02194300420000	02293050170000	02193230350000	02192220040000	02291060380000
02183030390000	02183090180000			

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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