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	02193220030000
Property address	4250 N STURBRIDGE DR
Township	Palatine (29)
Assessor neighborhood	29033
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$38,000

10.7% of the current assessed value.

COMPARABLES IMPLY

$33,951

REDUCTION REQUESTED

$4,049

Estimated tax effect about $859 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 370 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 $29.34 per square foot. This home is assessed at $32.84 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,157 square feet gives $33,951. 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	1,157 square feet
Land area	7,535 square feet
Year built	1980
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$38,000
Assessed value per square foot	$32.84

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	676
2	Building area within 15% of this home	384
3	Built within 15 years of this home	384
4	Same building type	371
5	Same construction quality grade	370

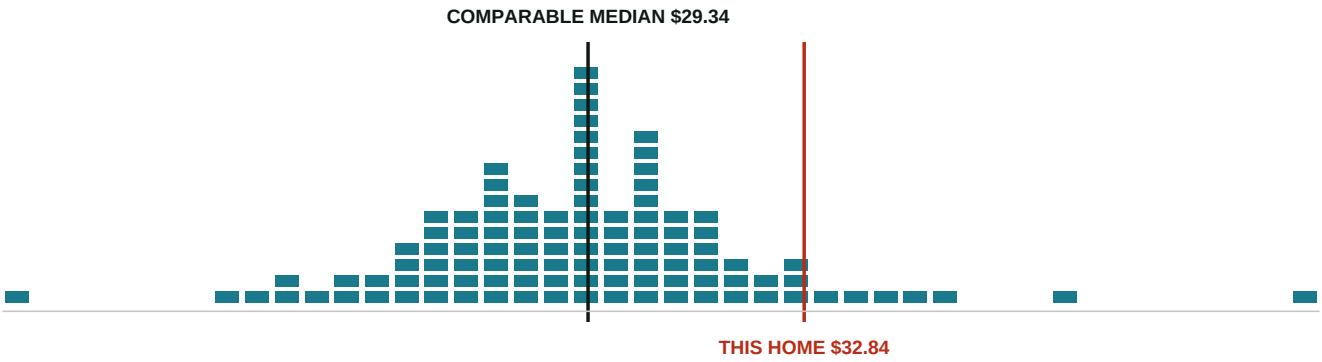
The comparable figure used is the median of all 370 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 370 properties 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	370
Lowest assessed	$19.86 per square foot
25th percentile	$27.92 per square foot
Median	$29.34 per square foot
75th percentile	$30.35 per square foot
Highest assessed	$41.19 per square foot
This home	$32.84 per square foot
Position	assessed above 354 of the 370 comparable properties, the 96th percentile



$19.86 per sq ft — 370 comparable properties by assessed value per square foot, one mark is 4 properties — $41.19 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 370 comparables	$29.34
Building area of this home	1,157 sq ft
Median multiplied by building area	**$33,951**
Current total assessed value	$38,000
Difference, the reduction requested	**$4,049**

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 $4,049 in assessed value is worth roughly $859 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

370 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 370 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
02191350390000	4585 BRIGANTINE LN	1,145	1981	3	1	$29,510	$25.77
02191350120000	1685 CASTAWAY LN	1,158	1979	3	1	$29,965	$25.88
02191350330000	4641 BRIGANTINE LN	1,145	1981	3	1	$29,749	$25.98
02191350140000	4721 HUNTINGTON BLVD	1,158	1979	3	1	$30,454	$26.30
02194240150000	4180 LUDINGTON CT	1,169	1976	4	1	$31,364	$26.83
02191350150000	4711 HUNTINGTON BLVD	1,145	1980	3	2	$30,724	$26.83
02191360150000	4646 BRIGANTINE LN	1,145	1979	4	2	$30,757	$26.86
02191350040000		1,158	1979	3	1	$31,556	$27.25
02191350280000		1,145	1981	3	1	$31,282	$27.32
02191350100000		1,158	1981	3	1	$31,756	$27.42
02194240090000		1,169	1978	3	1	$32,116	$27.47
02191360210000		1,145	1982	3	1	$31,749	$27.73
02192210160000		1,162	1983	3	1	$32,519	$27.99
02193250300000		1,160	1980	3	2	$32,527	$28.04
02192270010000		1,157	1976	3	2	$32,680	$28.25
02191350030000		1,158	1982	3	1	$32,760	$28.29
02191360190000		1,145	1982	3	1	$32,431	$28.32
02191350200000		1,158	1979	3	1	$33,000	$28.50
02191350010000		1,157	1979	3	1	$33,000	$28.52
02191360070000		1,158	1979	3	1	$33,187	$28.66
02191360010000		1,158	1981	3	1	$33,193	$28.66
02191360180000		1,145	1981	3	1	$33,000	$28.82
02192210140000		1,162	1983	3	1	$34,000	$29.26
02191340030000		1,158	1981	3	1	$34,000	$29.36
02192260200000		1,157	1979	4	2	$33,971	$29.36
02191350190000		1,158	1979	3	1	$34,001	$29.36
02191350360000		1,145	1980	3	1	$33,681	$29.42
02191350170000		1,158	1980	3	2	$34,209	$29.54
02191360260000		1,145	1980	3	1	$34,000	$29.69
02191350250000		1,145	1980	3	1	$34,000	$29.69
02191360080000		1,145	1978	3	1	$34,000	$29.69
02191360220000		1,145	1980	3	1	$34,000	$29.69
02191360230000		1,145	1980	3	1	$34,001	$29.70
02194270040000		1,158	1976	3	2	$34,436	$29.74
02302110030000		1,150	1973	3	2	$34,587	$30.08
02193220140000		1,157	1977	3	2	$34,928	$30.19
02191350090000		1,158	1979	3	1	$35,000	$30.22
02192250010000		1,157	1977	2	2	$35,097	$30.33
02193260150000		1,160	1981	3	2	$35,481	$30.59
02193250070000		1,160	1980	3	2	$35,638	$30.72

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
02192260040000		1,157	1976	4	2	$35,842	$30.98
02194290030000		1,155	1977	3	2	$35,897	$31.08
02191350070000		1,158	1979	3	2	$36,000	$31.09
02194290010000		1,157	1982	3	2	$36,071	$31.18
02192260080000		1,167	1975	3	1	$37,000	$31.71
02192260190000		1,167	1978	3	1	$37,000	$31.71
02192150400000		1,161	1991	3	2	$37,000	$31.87
02193240090000		1,160	1978	3	2	$37,000	$31.90
02192250030000		1,157	1978	3	2	$37,000	$31.98
02192260050000		1,157	1979	3	1	$37,000	$31.98
02192150460000		1,151	1975	3	2	$37,000	$32.15
02193200110000		1,146	1976	3	2	$37,000	$32.29
02193250140000		1,160	1979	3	2	$38,000	$32.76
02193260010000		1,160	1978	3	2	$38,000	$32.76
02193190530000		1,157	1977	3	2	$38,000	$32.84
02192250170000		1,157	1978	3	2	$38,000	$32.84
02192250390000		1,157	1976	2	2	$38,000	$32.84
02193220010000		1,157	1977	3	2	$38,000	$32.84
02193190430000		1,157	1977	3	2	$38,000	$32.84
02193220030000	**4250 N STURBRIDGE DR**	**1,157**	**1980**	**3**	**2**	**$38,000**	**$32.84**
02194290020000		1,155	1980	3	2	$39,000	$33.77

Median of all 370 comparables: $29.34 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 370 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.

02191330240000	02183110300000	02183110340000	02193270010000	02191320540000
02191330110000	02191320360000	02191330220000	02194210260000	02302070350000
02183030580000	02191310410000	02191320190000	02191320290000	02191320470000
02203090050000	02193270260000	02191320660000	02191350390000	02192150550000
02194280050000	02191350120000	02191350330000	02191320690000	02183000220000
02194270090000	02191320450000	02203100240000	02191350140000	02302070020000
02291070410000	02183120120000	02191320090000	02183120100000	02203080090000
02291070310000	02191320520000	02192280120000	02302090060000	02203070110000
02194210110000	02183120220000	02194300630000	02183090370000	02183100150000
02183100130000	02194240150000	02191350150000	02183110150000	02193270300000
02191360150000	02291070150000	02293060060000	02203110040000	02302100010000
02291070190000	02183030520000	02203060160000	02191320040000	02193280080000
02192150420000	02191330170000	02302120150000	02291100050000	02193270060000
02302110190000	02183090220000	02183100070000	02191350040000	02302090040000
02203070160000	02183030220000	02183030440000	02183030490000	02183030250000
02191350280000	02191350100000	02194240090000	02194240180000	02203070530000
02302070170000	02302160040000	02183030600000	02183030540000	02192220030000
02191360210000	02194200110000	02293050120000	02193210280000	02203100290000
02191340060000	02302110160000	02291070580000	02194210020000	02193280150000
02302070310000	02302110150000	02302150090000	02302090340000	02194220030000
02293050100000	02302120120000	02193280290000	02302090410000	02293060050000
02293060070000	02191330090000	02192210160000	02291060160000	02302090300000
02293050060000	02193250300000	02191330060000	02191320180000	02191330200000
02291070010000	02302090150000	02194180490000	02194230020000	02293030110000
02302110090000	02191310240000	02183030160000	02203050070000	02203030040000
02192270010000	02194180230000	02302110240000	02291030060000	02191350030000
02302130120000	02191360190000	02192220070000	02191340020000	02194230080000
02304030110000	02191350200000	02302070290000	02191350010000	02194210080000
02191320120000	02293030090000	02194190170000	02291100060000	02293030180000
02302090170000	02191360070000	02191360010000	02291060240000	02302070260000
02191320680000	02291030190000	02183000450000	02191360180000	02191320640000
02293060150000	02191330210000	02191320310000	02191320600000	02191320240000
02191320230000	02191320060000	02192210110000	02192220010000	02194270130000
02302080020000	02191330030000	02183000190000	02194230050000	02293030130000
02192210140000	02302070090000	02302160100000	02193240010000	02194210270000
02291060090000	02291070470000	02291070080000	02203100340000	02291060180000
02194190090000	02203070440000	02291020020000	02203080070000	02203070040000
02194190030000	02203070320000	02302060030000	02203060100000	02191340030000
02192260200000	02191350190000	02302130090000	02191350360000	02291060390000
02293060120000	02291100010000	02302120220000	02291060320000	02291120030000
02302120020000	02194230170000	02302090360000	02302070200000	02302150020000
02302140060000	02291090090000	02291080030000	02302120050000	02194220010000
02194230120000	02302070140000	02302120250000	02302120080000	02291060360000
02302130040000	02302150050000	02302070060000	02302120280000	02191320330000
02191350170000	02293050080000	02302110130000	02183110130000	02191360260000

02191350250000	02191360080000	02191360220000	02191360230000	02194270040000
02191320370000	02191320400000	02191320570000	02191320420000	02191320270000
02191330180000	02194310010000	02203100140000	02194330100000	02194270310000
02194240190000	02194240100000	02183000280000	02302110030000	02291030260000
02291040060000	02291070280000	02203070260000	02203060060000	02203080010000
02194200210000	02194190240000	02203070170000	02194300680000	02293050050000
02193220140000	02194200180000	02191350090000	02194190210000	02302110120000
02192230080000	02302090280000	02194230100000	02302070400000	02291120050000
02291080050000	02293050030000	02194220050000	02291060280000	02302090190000
02302160020000	02302090380000	02293050010000	02192250010000	02302160130000
02293050140000	02293060090000	02302160150000	02192150430000	02193270250000
02193290030000	02194180290000	02194180410000	02193190200000	02193290100000
02193270200000	02192230050000	02191350290000	02191350260000	02191360130000
02191330140000	02193260150000	02191320110000	02191320500000	02193290080000
02183030610000	02193250070000	02183110190000	02203100080000	02291060120000
02291070260000	02203090030000	02302120260000	02293030190000	02302070380000
02193280270000	02192260040000	02302120140000	02194290030000	02191350070000
02203030180000	02302090120000	02302070330000	02302130140000	02293030160000
02291090020000	02302150060000	02302090240000	02302070240000	02302070180000
02193290090000	02304030130000	02293050160000	02193180140000	02194290010000
02193230040000	02293030020000	02194330190000	02194330170000	02193180210000
02192210240000	02193210050000	02293060030000	02203060010000	02192260080000
02192260190000	02183110110000	02183000290000	02193270050000	02192150400000
02193240090000	02302070420000	02192250030000	02192260050000	02192150460000
02193200110000	02193280120000	02193290120000	02193180280000	02193270210000
02304030170000	02193250140000	02193260010000	02194250010000	02193190530000
02192250170000	02192250390000	02193220010000	02193190430000	02291030140000
02191330020000	02194290020000	02203060080000	02193280250000	02203040060000
02203030210000	02183030410000	02203060120000	02291030230000	02193180270000

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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