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	31011070450000
Property address	2950 MONTEREY DR
Township	Rich (32)
Assessor neighborhood	32055
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW

$41,001

18.3% of the current assessed value.

COMPARABLES IMPLY

$33,483

Estimated tax effect about $1,595 a year at a 7% composite rate.

REDUCTION REQUESTED

$7,518

SECTION 1

The argument in one paragraph

The Assessor values 15 other properties in assessor neighborhood 32055 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 $12.98 per square foot. This home is assessed at $15.89 per square foot, which is 22% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,580 square feet gives $33,483. 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	2,580 square feet
Land area	12,500 square feet
Year built	1993
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	11
Bedrooms	4
Full bathrooms	4
Half bathrooms	1

Total assessed value	$41,001
Assessed value per square foot	$15.89

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	158
2	Building area within 15% of this home	111
3	Built within 15 years of this home	16
4	Same building type	16
5	Same construction quality grade	15

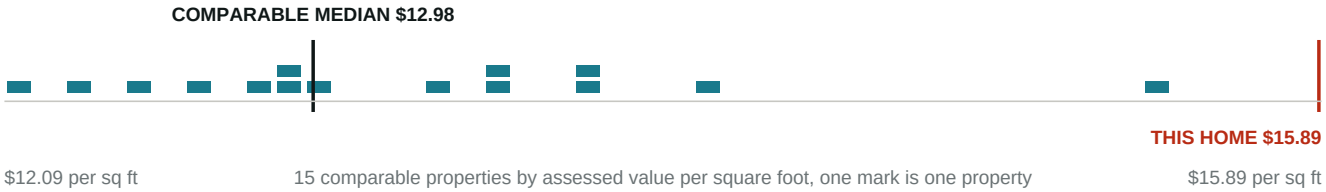
The comparable figure used is the median of all 15 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 15 properties 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	15
Lowest assessed	$12.09 per square foot
25th percentile	$12.72 per square foot
Median	$12.98 per square foot
75th percentile	$13.66 per square foot
Highest assessed	$15.40 per square foot
This home	$15.89 per square foot
Position	assessed above 15 of the 15 comparable properties, the 100th percentile



$12.09 per sq ft — 15 comparable properties by assessed value per square foot, one mark is one property — $15.89 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 15 comparables	$12.98
Building area of this home	2,580 sq ft
Median multiplied by building area	**$33,483**
Current total assessed value	$41,001
Difference, the reduction requested	**$7,518**

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 $7,518 in assessed value is worth roughly $1,595 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

All 15 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
31011050370000	2830 WILLOW RD	2,565	1978	4	2	$31,000	$12.09
31023220090000	1051 HAMLIN AVE	2,762	1978	4	2	$34,001	$12.31
31023230130000	3654 ELM CT	2,640	1986	4	2	$33,001	$12.50
31023220100000	1053 HAMLIN AVE	2,610	1979	4	2	$33,000	$12.64
31011070320000	2941 CARMEL DR	2,813	1990	3	2	$36,000	$12.80
31023260010000	800 MAPLE RD	2,636	1989	5	2	$34,000	$12.90
31023270190000	749 ELM ST	2,395	1978	4	2	$31,000	$12.94
31011040470000	3000 KATHLEEN CT	2,851	1990	4	2	$37,000	$12.98
31023260150000	807 HAMLIN AVE	2,925	2002	4	2	$39,000	$13.33
31023250110000	1046 CENTRAL PARK AVE	2,295	1980	4	2	$31,001	$13.51
31023180100000	901 HAMLIN AVE	2,288	1987	4	2	$31,000	$13.55
31011070330000	2933 CARMEL DR	2,761	1990	4	2	$38,000	$13.76
31023260130000	819 HAMLIN AVE	2,682	2001	4	2	$37,000	$13.80
31023190180000	807 MAPLE RD	2,268	1989	4	2	$32,000	$14.11
31023260140000	813 HAMLIN AVE	2,208	2001	4	2	$34,000	$15.40
31011070450000	**2950 MONTEREY DR**	**2,580**	**1993**	**4**	**4**	**$41,001**	**$15.89**

Median of all 15 comparables: $12.98 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 32055, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 15 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.

31011050370000	31023220090000	31023230130000	31023220100000	31011070320000
31023260010000	31023270190000	31011040470000	31023260150000	31023250110000
31023180100000	31011070330000	31023260130000	31023190180000	31023260140000

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.