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	07092200050000
Property address	566 HILLCREST BLVD
Township	Schaumburg (35)
Assessor neighborhood	35170
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$40,000

12.4% of the current assessed value.

COMPARABLES IMPLY

$35,033

Estimated tax effect about $1,054 a year at a 7% composite rate.

REDUCTION REQUESTED

$4,967

SECTION 1

The argument in one paragraph

The Assessor values 600 other properties in assessor neighborhood 35170 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 $27.96 per square foot. This home is assessed at $31.92 per square foot, which is 14% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,253 square feet gives $35,033. 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	1,253 square feet
Land area	10,578 square feet
Year built	1961
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Not recorded
Central air	Central A/C
Rooms	8
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$40,000
Assessed value per square foot	$31.92

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	754
2	Building area within 15% of this home	606
3	Built within 15 years of this home	601
4	Same building type	600
5	Same construction quality grade	600

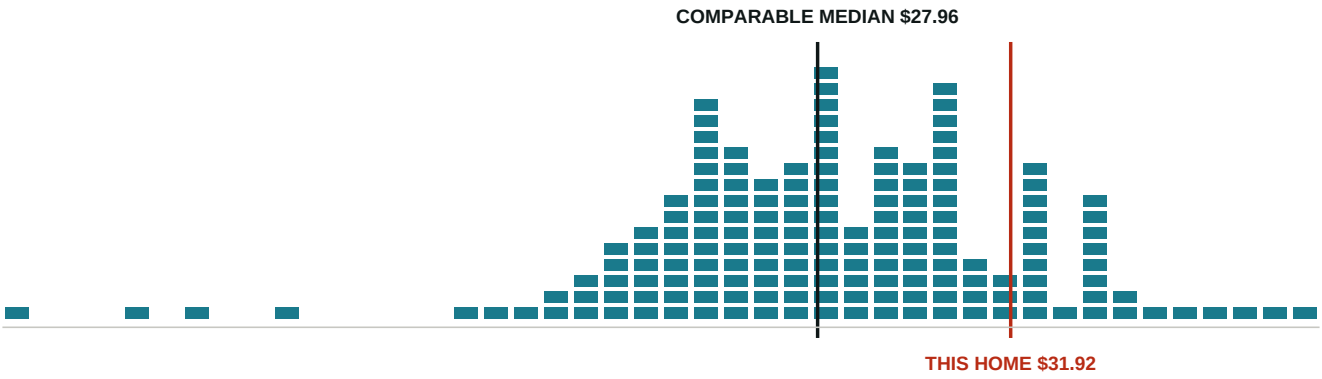
The comparable figure used is the median of all 600 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 600 properties 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	600
Lowest assessed	$11.22 per square foot
25th percentile	$25.93 per square foot
Median	$27.96 per square foot
75th percentile	$30.58 per square foot
Highest assessed	$38.27 per square foot
This home	$31.92 per square foot
Position	assessed above 511 of the 600 comparable properties, the 85th percentile



$11.22 per sq ft — 600 comparable properties by assessed value per square foot, one mark is 4 properties — $38.27 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 600 comparables	$27.96
Building area of this home	1,253 sq ft
Median multiplied by building area	**$35,033**
Current total assessed value	$40,000
Difference, the reduction requested	**$4,967**

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 $4,967 in assessed value is worth roughly $1,054 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

600 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 600 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
07101100030000	385 LAFAYETTE LN	1,237	1964	3	1	$26,938	$21.78
07092040500000	601 HILLCREST BLVD	1,268	1965	3	1	$29,643	$23.38
07092070270000	1690 HARTFORD CT	1,253	1962	3	1	$29,486	$23.53
07101000120000	305 W NEWPORT RD	1,237	1964	3	1	$29,218	$23.62
07042060060000	605 LAFAYETTE LN	1,245	1962	3	1	$29,579	$23.76
07042020060000	680 NORTHVIEW LN	1,237	1962	3	1	$30,000	$24.25
07092180110000	550 JAMISON LN	1,245	1962	3	1	$30,497	$24.50
07092080180000	685 FREDERICK LN	1,245	1961	3	1	$30,707	$24.66
07092040370000		1,268	1961	3	1	$31,853	$25.12
07092040230000		1,268	1961	3	1	$32,000	$25.24
07092040360000		1,268	1961	3	1	$32,000	$25.24
07092040610000		1,268	1966	3	1	$32,000	$25.24
07092200020000		1,268	1961	3	1	$32,000	$25.24
07092040380000		1,268	1961	3	1	$32,001	$25.24
07092200160000		1,255	1962	3	1	$32,000	$25.50
07042060040000		1,245	1962	3	1	$32,000	$25.70
07092130100000		1,245	1961	3	1	$32,000	$25.70
07092140030000		1,245	1961	3	1	$32,000	$25.70
07092120110000		1,245	1961	3	1	$32,000	$25.70
07092130110000		1,245	1961	3	1	$32,001	$25.70
07092210060000		1,243	1963	3	1	$32,000	$25.74
07092120130000		1,238	1961	3	1	$32,000	$25.85
07101070110000		1,237	1962	3	1	$32,000	$25.87
07101100080000		1,237	1963	3	1	$32,000	$25.87
07042050250000		1,237	1962	3	1	$32,000	$25.87
07101020100000		1,237	1962	3	1	$32,000	$25.87
07042050050000		1,237	1962	3	1	$32,000	$25.87
07092000120000		1,237	1963	3	1	$32,000	$25.87
07092020210000		1,237	1962	3	1	$32,000	$25.87
07101090010000		1,237	1963	3	1	$32,000	$25.87
07101090030000		1,237	1963	3	1	$32,000	$25.87
07101070010000		1,237	1962	3	1	$32,000	$25.87
07101080050000		1,237	1962	3	1	$32,000	$25.87
07042050010000		1,237	1962	3	1	$32,000	$25.87
07042030050000		1,237	1962	3	1	$32,000	$25.87
07042050210000		1,237	1962	3	1	$32,000	$25.87
07042030010000		1,237	1962	3	1	$32,000	$25.87
07042040040000		1,237	1962	3	1	$32,000	$25.87
07101040150000		1,237	1962	3	1	$32,001	$25.87
07101000060000		1,237	1963	3	1	$32,001	$25.87

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07092040320000		1,268	1961	3	2	$33,000	$26.03
07092200110000		1,268	1962	3	1	$33,000	$26.03
07092040480000		1,268	1961	3	1	$33,000	$26.03
07092040630000		1,268	1961	3	1	$33,000	$26.03
07092040190000		1,253	1961	3	2	$33,000	$26.34
07092180190000		1,245	1962	3	1	$33,001	$26.51
07101070140000		1,237	1961	3	1	$33,000	$26.68
07042050090000		1,237	1963	3	1	$33,000	$26.68
07101030030000		1,237	1962	3	1	$33,000	$26.68
07101100110000		1,237	1963	3	1	$33,000	$26.68
07092040310000		1,253	1962	4	2	$34,299	$27.37
07092040210000		1,253	1961	4	2	$34,439	$27.49
07092080040000		1,245	1961	3	1	$35,000	$28.11
07092080070000		1,245	1961	3	1	$35,000	$28.11
07042050260000		1,237	1962	3	1	$36,000	$29.10
07094180090000		1,242	1965	4	1	$37,000	$29.79
07094180230000		1,242	1965	4	2	$37,000	$29.79
07092040690000		1,253	1962	4	2	$38,000	$30.33
07092180070000		1,234	1962	3	2	$38,000	$30.79
07092200050000	**566 HILLCREST BLVD**	**1,253**	**1961**	**3**	**2**	**$40,000**	**$31.92**
07094160150000		1,255	1965	3	1	$42,000	$33.47

Median of all 600 comparables: $27.96 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 35170, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 600 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.

07094020180000	07094020080000	07094020010000	07094020150000	07092180260000
07094160080000	07042020290000	07101100030000	07092080170000	07101100090000
07094130060000	07094090220000	07101110270000	07092090090000	07094180180000
07101120040000	07092130030000	07101120050000	07042020310000	07101000050000
07092150040000	07101040200000	07094210100000	07092070050000	07092040500000
07092070270000	07094200010000	07101000120000	07094100080000	07101040210000
07094060200000	07094020030000	07101040140000	07094170220000	07094000120000
07094160090000	07094160200000	07042060060000	07101090040000	07092090070000
07101110070000	07094210140000	07094180210000	07094070270000	07101020140000
07094050070000	07101080020000	07092120170000	07042020060000	07094110050000
07092200010000	07094100060000	07094180260000	07092070110000	07092180110000
07092060070000	07092040340000	07094150120000	07094080050000	07092080180000
07094060230000	07094170140000	07094130020000	07094210050000	07094150100000
07101000140000	07101120080000	07092210050000	07042020220000	07101110280000
07094030040000	07094090020000	07092100140000	07092020110000	07092020120000
07092040370000	07101070130000	07094050050000	07094090010000	07094060050000
07094050110000	07094080140000	07094210150000	07101070020000	07092080110000
07094070170000	07092100260000	07094170090000	07092040230000	07092040360000
07092040610000	07092200020000	07092040380000	07042020190000	07094040060000
07092060050000	07094160130000	07094170180000	07094180150000	07094180270000
07094090180000	07094180200000	07101110150000	07092060160000	07092210040000
07101040120000	07094060120000	07092200160000	07092100080000	07101020060000
07092090050000	07092040650000	07094030230000	07042060040000	07092130100000
07092140030000	07092120110000	07092130110000	07092100040000	07092090060000
07092210060000	07092150080000	07101110030000	07092120130000	07101040170000
07101070110000	07101100080000	07042050250000	07101020100000	07042050050000
07092000120000	07092020210000	07101090010000	07101090030000	07101070010000
07101080050000	07042050010000	07042030050000	07042050210000	07042030010000
07042040040000	07101040150000	07101000060000	07094160170000	07094170170000
07094170240000	07101050060000	07092020010000	07094030190000	07092060010000
07092100280000	07101100040000	07094180190000	07092040320000	07092200110000
07092040480000	07092040630000	07101020110000	07092030030000	07092090120000
07092100290000	07092090100000	07092050070000	07094050100000	07092090080000
07092060100000	07092060170000	07092100270000	07092050050000	07092070030000
07092030130000	07092060020000	07042020200000	07101020180000	07094090070000
07092180090000	07094000140000	07042020040000	07094170130000	07042040130000
07092040030000	07092150120000	07094080230000	07094040130000	07042050280000
07092040190000	07092040020000	07094170100000	07092030090000	07092020070000
07094060030000	07094190030000	07092180190000	07042040120000	07092140050000
07094210080000	07101080090000	07094060150000	07094140200000	07092120040000
07101070140000	07042050090000	07101030030000	07101100110000	07101080100000
07092100230000	07101040090000	07092010030000	07042040030000	07092110060000
07042020070000	07094180040000	07094130050000	07092040040000	07101100120000
07092090140000	07092030110000	07042020230000	07101110260000	07101110290000
07101040100000	07092120030000	07094020070000	07094100010000	07042020260000

07042020250000	07042020150000	07094000090000	07094110030000	07092050080000
07042020240000	07094180120000	07094180220000	07101110160000	07101110110000
07094020130000	07094080220000	07092020230000	07101110090000	07092040310000
07094070130000	07101030050000	07101030190000	07101040180000	07094120060000
07094040210000	07092100200000	07092040210000	07094030030000	07094110010000
07094060020000	07094030070000	07092040520000	07092060120000	07092100170000
07101100070000	07094110180000	07094000130000	07094080020000	07042050150000
07094160060000	07101000110000	07094110080000	07094120020000	07094100070000
07101040080000	07094030060000	07101120090000	07101030080000	07094060240000
07092050010000	07101070120000	07094030050000	07101050090000	07092180020000
07094080080000	07101000130000	07042040090000	07094080210000	07101080060000
07094090040000	07092050060000	07101070200000	07101110010000	07092030140000
07092030120000	07092080030000	07101080110000	07092020100000	07092140120000
07092200150000	07094040160000	07101030140000	07092120180000	07094030110000
07101100020000	07094070010000	07094070230000	07101080070000	07092040330000
07094030090000	07101070060000	07092040240000	07094110140000	07042050040000
07094120070000	07101120120000	07092040120000	07092040530000	07094170050000
07094170010000	07092080080000	07092080040000	07092080070000	07101110250000
07042030020000	07042030030000	07094150150000	07094200130000	07092180080000
07094140190000	07094170070000	07094140240000	07094140130000	07094180100000
07092040780000	07094090200000	07092110160000	07094020200000	07092030100000
07092040270000	07094030120000	07094070190000	07092150130000	07094020190000
07094040220000	07042020100000	07092040420000	07092060060000	07094070400000
07092020160000	07094200090000	07092060090000	07092060130000	07094170230000
07101030120000	07042030040000	07101040050000	07101030220000	07101040030000
07092120190000	07094020100000	07094200040000	07092090130000	07092020020000
07042050260000	07101110040000	07092100120000	07092100210000	07094140090000
07092030040000	07092140070000	07092070250000	07092080090000	07094050030000
07094210030000	07094130040000	07092040100000	07042050290000	07042020090000
07101000190000	07101000080000	07092080050000	07092040390000	07042050070000
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07092010050000	07101020150000	07094120080000	07042020320000	07094090130000
07042050060000	07094080060000	07094080110000	07094020230000	07101110220000
07101110200000	07094090160000	07094070370000	07094000050000	07094000110000
07101110210000	07042050020000	07092160040000	07092110130000	07042040150000
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07092110030000	07092110050000	07092180050000	07092100190000	07092110080000
07092100010000	07092040700000	07094070280000	07094040070000	07094090080000
07092140040000	07094000160000	07094180240000	07094170210000	07094200030000
07094180010000	07094200050000	07092040690000	07092040220000	07092180060000
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07094060190000	07101100150000	07042030060000	07094060210000	07092130040000
07094030130000	07101080030000	07094070320000	07094070240000	07094030200000
07094070360000	07092170050000	07094070300000	07042040140000	07092020200000
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07094070100000	07094120040000	07101120060000	07101040020000	07101040160000
07101000100000	07094140210000	07094160110000	07094170190000	07042040100000
07094080190000	07092100070000	07042050270000	07092200100000	07094070290000
07092180070000	07092180130000	07094020240000	07092110170000	07092070070000
07092130060000	07092050020000	07092100030000	07092050040000	07092080130000

07094040180000	07094170020000	07042050310000	07092160050000	07094170160000
07094170110000	07101040070000	07094170030000	07092050090000	07092160020000
07094160100000	07094210090000	07094180250000	07094140170000	07094000070000
07101030090000	07094020250000	07094030260000	07092120080000	07042020210000
07094060260000	07094140050000	07092180220000	07094020060000	07094040120000
07092040150000	07092040730000	07092200120000	07092040260000	07092040250000
07092040570000	07094080030000	07092020030000	07092070120000	07092100050000
07094050020000	07092150100000	07094080240000	07094090090000	07094020140000
07094080170000	07094070150000	07092030050000	07042040050000	07092130070000
07042020080000	07094080200000	07092050030000	07101100130000	07101030130000
07094110120000	07092210030000	07094090170000	07094060060000	07094120090000
07094050060000	07094090100000	07092180100000	07101040040000	07092110010000
07092110090000	07094100050000	07092040510000	07094090190000	07094070210000
07094070330000	07094070080000	07092110150000	07092100130000	07094090150000
07092060030000	07094080010000	07042060030000	07092140060000	07094030170000
07094060250000	07094070090000	07094070250000	07092180120000	07094030220000
07092100100000	07094070060000	07094110130000	07092010010000	07094000100000
07094060180000	07094110160000	07094070050000	07094060090000	07094050090000
07094160150000	07092040300000	07094040150000	07092060110000	07094030270000
07092040170000	07094060040000	07101030200000	07092110040000	07101020080000
07094040170000	07094160070000	07094090110000	07042050110000	07092090040000
07101000090000	07094200020000	07094170120000	07094210160000	07094140160000

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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