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	07174110030000
Property address	651 WAINSFORD DR
Township	Schaumburg (35)
Assessor neighborhood	35065
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$49,000	$43,589	$5,411

11.0% of the current assessed value.
Estimated tax effect about $1,148 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 198 other properties in assessor neighborhood 35065 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 $20.99 per square foot. This home is assessed at $23.59 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,077 square feet gives $43,589. 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	2,077 square feet
Land area	8,598 square feet
Year built	1985
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$49,000
Assessed value per square foot	$23.59

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	337
2	Building area within 15% of this home	199
3	Built within 15 years of this home	199
4	Same building type	199
5	Same construction quality grade	198

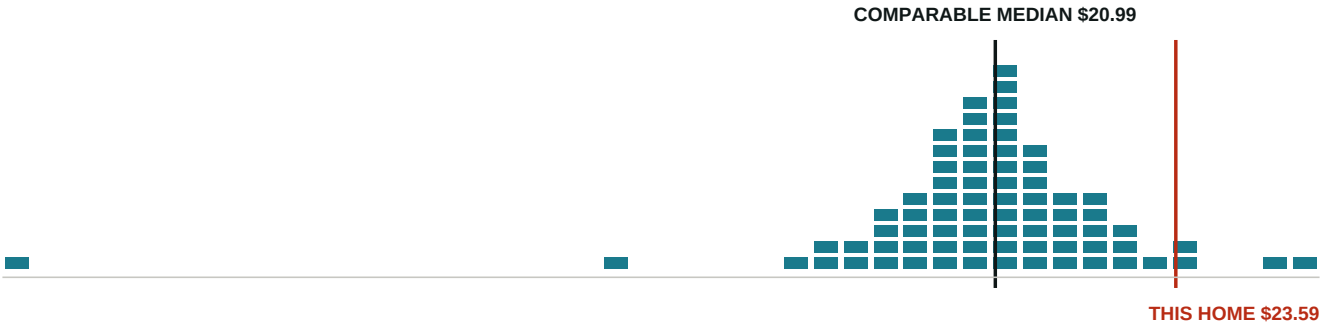
The comparable figure used is the median of all 198 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 198 properties 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	198
Lowest assessed	$6.66 per square foot
25th percentile	$20.31 per square foot
Median	$20.99 per square foot
75th percentile	$21.54 per square foot
Highest assessed	$25.67 per square foot
This home	$23.59 per square foot
Position	assessed above 192 of the 198 comparable properties, the 97th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 198 comparables	$20.99
Building area of this home	2,077 sq ft
Median multiplied by building area	**$43,589**
Current total assessed value	$49,000
Difference, the reduction requested	**$5,411**

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 $5,411 in assessed value is worth roughly $1,148 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

198 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 198 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
07161020510000	1005 GANNON DR	2,135	1986	3	2	$42,171	$19.75
07161020200000	1042 WARWICK CIR	2,135	1980	4	2	$42,900	$20.09
07172090090000	1365 CANDLEWOOD LN	2,064	1985	4	2	$41,839	$20.27
07172110050000	1160 KINGSDALE RD	2,064	1984	4	2	$41,849	$20.28
07172060310000	879 N DOVINGTON DR	2,120	1981	4	2	$43,065	$20.31
07161090210000	875 DEERPATH CT	2,120	1984	4	2	$43,269	$20.41
07172090050000		2,064	1986	4	2	$42,318	$20.50
07161170110000		2,128	1983	4	2	$43,673	$20.52
07172060030000		2,092	1985	3	2	$42,956	$20.53
07172050120000		2,069	1985	3	2	$42,697	$20.64
07161100080000		2,090	1984	3	2	$43,214	$20.68
07163200060000		2,112	1976	4	2	$43,890	$20.78
07172090100000		2,036	1985	4	1	$42,408	$20.83
07163190150000		2,112	1977	4	2	$44,000	$20.83
07163190460000		2,112	1977	4	2	$44,000	$20.83
07163190570000		2,112	1976	4	2	$44,000	$20.83
07163190560000		2,112	1977	4	2	$44,000	$20.83
07172000320000		2,019	1985	4	2	$42,399	$21.00
07163190120000		2,112	1979	4	2	$44,378	$21.01
07163190520000		2,112	1976	4	2	$44,503	$21.07
07174110050000		2,112	1987	4	2	$44,508	$21.07
07172090200000		2,064	1987	4	2	$43,583	$21.12
07172080200000		2,129	1979	3	1	$45,000	$21.14
07163190310000		2,114	1976	4	1	$45,000	$21.29
07161190160000		2,020	1985	3	1	$43,000	$21.29
07163190470000		2,112	1976	4	2	$45,000	$21.31
07163190530000		2,112	1976	4	2	$45,000	$21.31
07163190500000		2,112	1976	4	2	$45,000	$21.31
07163190080000		2,112	1976	4	2	$45,000	$21.31
07163190190000		2,112	1976	4	2	$45,000	$21.31
07163190580000		2,112	1976	4	2	$45,000	$21.31
07161020440000		2,040	1985	3	2	$43,554	$21.35
07172060280000		2,120	1990	4	2	$45,303	$21.37
07172100050000		2,036	1987	4	2	$43,739	$21.48
07161100020000		2,090	1978	3	2	$45,000	$21.53
07172090140000		2,036	1987	4	2	$44,117	$21.67
07163190040000		2,112	1976	4	2	$46,000	$21.78
07163190110000		2,112	1979	4	2	$46,000	$21.78
07163190350000		2,112	1980	4	2	$46,000	$21.78
07163190070000		2,112	1976	4	2	$46,000	$21.78

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07172110040000		2,064	1984	4	2	$45,000	$21.80
07174110010000		2,077	1991	4	2	$45,494	$21.90
07172090160000		2,064	1987	4	2	$45,535	$22.06
07172070250000		2,036	1983	4	2	$45,000	$22.10
07161020160000		2,118	1984	3	2	$47,000	$22.19
07174120210000		2,112	1987	3	2	$47,000	$22.25
07172070230000		2,036	1974	4	2	$46,000	$22.59
07174120230000		2,077	1987	4	2	$47,000	$22.63
07174120060000		2,077	1985	4	2	$47,000	$22.63
07161090030000		2,030	1984	4	2	$46,000	$22.66
07161190240000		2,021	1984	4	2	$46,000	$22.76
07174120240000		2,102	1987	4	2	$48,000	$22.84
07174120030000		2,077	1985	4	2	$48,075	$23.15
07172050010000		2,036	1983	4	2	$48,000	$23.58
07174130130000		2,077	1984	4	2	$49,000	$23.59
07174120160000		2,077	1985	4	2	$49,000	$23.59
07174110030000	**651 WAINSFORD DR**	**2,077**	**1985**	**4**	**2**	**$49,000**	**$23.59**
07172110030000		2,064	1983	4	2	$49,000	$23.74
07172040180000		2,062	1984	4	2	$49,000	$23.76
07174130050000		2,026	1985	4	2	$51,000	$25.17
07161020490000		2,026	1982	4	3	$52,000	$25.67

Median of all 198 comparables: $20.99 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 35065, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 198 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.

07161100170000	07161100050000	07172000310000	07172000090000	07161100110000
07161080240000	07161080190000	07163190450000	07163190220000	07172000150000
07172070130000	07172040210000	07172110140000	07174120020000	07174140100000
07172020140000	07172060220000	07172080130000	07172100010000	07172020230000
07172000330000	07161020320000	07161080170000	07161090020000	07161000030000
07161020510000	07163200020000	07163190100000	07161080080000	07161020140000
07161000040000	07163190280000	07174120140000	07172000360000	07172000370000
07163200040000	07161100090000	07161020200000	07161190140000	07172020180000
07163190230000	07172000110000	07163200180000	07172050060000	07172090120000
07161080270000	07161190200000	07172090090000	07172110050000	07174130160000
07172060310000	07161090220000	07163200050000	07172040010000	07161120090000
07174130070000	07172100020000	07172110120000	07161090210000	07172020200000
07172080180000	07163190540000	07172090050000	07161090200000	07161170110000
07172060030000	07172040040000	07161100070000	07161130020000	07174110100000
07163200010000	07172050120000	07161080260000	07161100080000	07161160070000
07172060270000	07161090110000	07161020100000	07163200060000	07163190250000
07172090100000	07174140200000	07174130200000	07174120100000	07163190150000
07163190460000	07163190570000	07163190560000	07174130020000	07174110120000
07174140230000	07161150070000	07172080210000	07161090010000	07163190400000
07163190270000	07163200080000	07163190320000	07172020120000	07172000320000
07163190120000	07161150090000	07161020480000	07163190290000	07161090190000
07163190520000	07174110050000	07172070040000	07172020190000	07172020250000
07172080220000	07172060110000	07172090200000	07172080200000	07161170010000
07161190040000	07163190550000	07174120180000	07174110060000	07174140020000
07163190310000	07161190160000	07163190470000	07163190530000	07163190500000
07163190080000	07163190190000	07163190580000	07174110020000	07174130170000
07174120010000	07172080050000	07161020440000	07172060280000	07163190410000
07163190510000	07163200160000	07163190430000	07163200090000	07163190380000
07163190360000	07163200130000	07172110010000	07161080200000	07172100050000
07161190100000	07174130230000	07161100020000	07172020210000	07172080030000
07172020150000	07163190480000	07172090140000	07174120200000	07163190040000
07163190110000	07163190350000	07163190070000	07161140020000	07172110040000
07163200110000	07174110010000	07174130120000	07172090160000	07172070250000
07174140120000	07161020160000	07174120210000	07172080110000	07161080290000
07163190140000	07163190010000	07172060060000	07172060200000	07163190170000
07172000200000	07172110100000	07172070230000	07174140240000	07174120230000
07174120060000	07172060260000	07161090030000	07161190240000	07161020230000
07163190300000	07174120240000	07172110110000	07174120030000	07174130180000
07161190230000	07172050010000	07174130130000	07174120160000	07172110030000
07172040180000	07174130050000	07161020490000		

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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