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	07211060020000
Property address	333 RUGBY PL
Township	Schaumburg (35)
Assessor neighborhood	35040
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$46,000

22.2% of the current assessed value.

COMPARABLES IMPLY

$35,766

Estimated tax effect about $2,171 a year at a 7% composite rate.

REDUCTION REQUESTED

$10,234

SECTION 1

The argument in one paragraph

The Assessor values 1232 other properties in assessor neighborhood 35040 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 $24.53 per square foot. This home is assessed at $31.55 per square foot, which is 29% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,458 square feet gives $35,766. 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	1,458 square feet
Land area	11,393 square feet
Year built	1973
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$46,000
Assessed value per square foot	$31.55

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	2,712
2	Building area within 15% of this home	1,269
3	Built within 15 years of this home	1,268
4	Same building type	1,235
5	Same construction quality grade	1,232

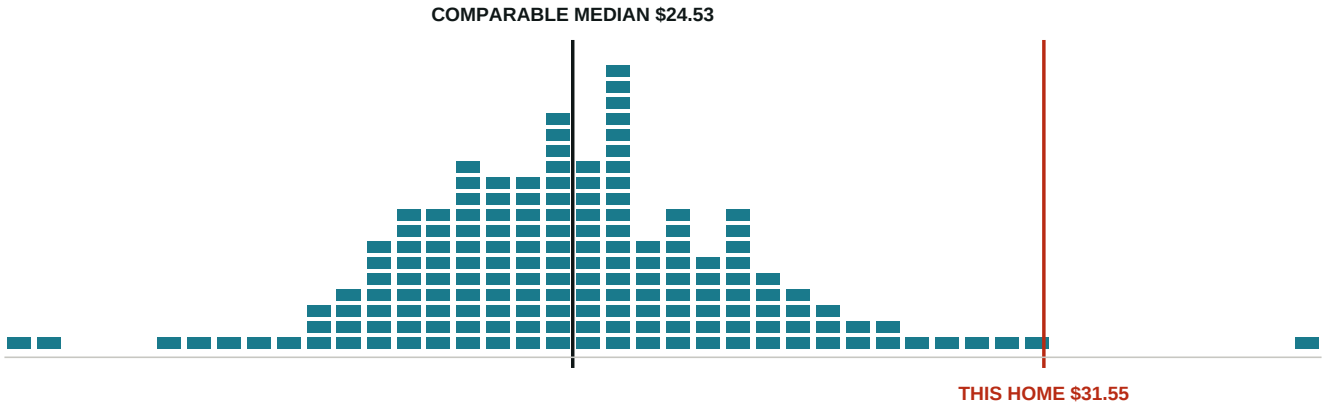
The comparable figure used is the median of all 1232 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1232 properties 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	1,232
Lowest assessed	$16.06 per square foot
25th percentile	$23.08 per square foot
Median	$24.53 per square foot
75th percentile	$25.97 per square foot
Highest assessed	$35.69 per square foot
This home	$31.55 per square foot
Position	assessed above 1231 of the 1232 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1232 comparables	$24.53
Building area of this home	1,458 sq ft
Median multiplied by building area	**$35,766**
Current total assessed value	$46,000
Difference, the reduction requested	**$10,234**

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 $10,234 in assessed value is worth roughly $2,171 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

1232 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 1232 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
07203180180000	1805 WEDGEWOOD LN	1,462	1960	3	1	$31,001	$21.20
07292040430000	1526 DEDHAM LN	1,451	1962	3	1	$30,877	$21.28
07204030070000		1,454	1963	3	1	$31,000	$21.32
07292030370000		1,465	1972	3	1	$32,000	$21.84
07291110250000		1,458	1968	3	1	$32,000	$21.95
07292020050000		1,456	1963	3	1	$32,001	$21.98
07203080230000		1,450	1962	4	1	$32,000	$22.07
07294090180000		1,459	1968	4	2	$32,587	$22.34
07291060210000		1,459	1970	4	2	$32,690	$22.41
07281190060000		1,464	1970	3	1	$32,861	$22.45
07214140200000		1,459	1973	2	1	$33,156	$22.73
07294140050000		1,466	1967	3	1	$34,000	$23.19
07291120130000		1,464	1969	3	1	$34,000	$23.22
07294130310000		1,464	1968	3	1	$34,000	$23.22
07293050180000		1,463	1971	3	1	$34,000	$23.24
07292030320000		1,463	1962	3	1	$34,000	$23.24
07203090230000		1,462	1961	4	1	$34,000	$23.26
07294100100000		1,459	1967	3	1	$34,000	$23.30
07294130230000		1,456	1972	3	1	$34,001	$23.35
07203100020000		1,455	1961	4	2	$34,000	$23.37
07204080370000		1,452	1963	3	1	$34,000	$23.42
07204070420000		1,452	1971	4	1	$34,001	$23.42
07294130090000		1,450	1967	3	1	$34,000	$23.45
07203150040000		1,450	1962	4	2	$34,000	$23.45
07281190240000		1,464	1973	3	1	$35,000	$23.91
07203190180000		1,460	1962	4	2	$35,001	$23.97
07293040160000		1,459	1967	3	1	$35,000	$23.99
07281150300000		1,455	1967	3	1	$35,000	$24.05
07294060030000		1,456	1968	4	2	$35,041	$24.07
07282060320000		1,452	1969	3	1	$35,000	$24.10
07291010340000		1,452	1968	3	1	$35,000	$24.10
07211040100000		1,458	1973	3	2	$35,774	$24.54
07214150130000		1,463	1974	3	2	$35,898	$24.54
07281200280000		1,452	1974	4	2	$35,719	$24.60
07293060100000		1,462	1968	3	1	$36,001	$24.62
07294110130000		1,460	1967	3	1	$36,000	$24.66
07291010310000		1,459	1968	4	2	$36,000	$24.67
07294040200000		1,459	1966	3	1	$36,000	$24.67
07282080440000		1,452	1971	3	1	$36,000	$24.79
07293060130000		1,463	1971	4	2	$36,625	$25.03

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07294070420000		1,459	1970	4	2	$36,582	$25.07
07214140130000		1,463	1974	3	2	$36,886	$25.21
07213060050000		1,462	1971	3	1	$37,000	$25.31
07214140180000		1,459	1973	4	1	$36,990	$25.35
07291010430000		1,459	1968	4	2	$37,000	$25.36
07294100200000		1,459	1967	4	2	$37,000	$25.36
07202080180000		1,455	1972	3	1	$37,001	$25.43
07283040120000		1,453	1975	3	2	$37,000	$25.46
07202050200000		1,451	1972	2	2	$37,001	$25.50
07294100270000		1,461	1967	3	1	$38,000	$26.01
07294070650000		1,464	1967	3	2	$39,000	$26.64
07291010300000		1,459	1968	4	2	$39,000	$26.73
07214140240000		1,463	1973	3	2	$39,244	$26.82
07282030440000		1,464	1972	3	2	$40,001	$27.32
07214110130000		1,463	1973	3	2	$40,063	$27.38
07294090140000		1,459	1967	4	2	$40,000	$27.42
07211070180000		1,458	1973	3	2	$40,000	$27.43
07294060010000		1,454	1966	4	1	$40,000	$27.51
07211070200000		1,458	1973	4	2	$41,000	$28.12
07213080270000		1,457	1970	3	2	$41,000	$28.14
07211060020000	**333 RUGBY PL**	**1,458**	**1973**	**4**	**2**	**$46,000**	**$31.55**

Median of all 1232 comparables: $24.53 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 35040, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 1232 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.

07273060430000	07282040120000	07203160160000	07203200090000	07203100070000
07204100150000	07203160030000	07203130100000	07204050110000	07203100060000
07201020270000	07201120120000	07203080130000	07321060020000	07203010070000
07203070230000	07203120010000	07203120220000	07204030380000	07203110090000
07203060080000	07294080080000	07294080040000	07203040150000	07203050080000
07203160110000	07204030270000	07292040400000	07203110030000	07203140170000
07203200050000	07294140180000	07203120110000	07203180020000	07294060440000
07204090010000	07203070290000	07203040030000	07294030260000	07203110170000
07202110020000	07293050070000	07203070170000	07292070230000	07203040270000
07204050170000	07203120250000	07203050100000	07203080180000	07292060210000
07203050110000	07203180180000	07203050120000	07294070550000	07203030310000
07163090030000	07292040430000	07203140120000	07203140160000	07204030260000
07294060420000	07204030070000	07211090070000	07202150180000	07204060260000
07203210060000	07203090140000	07291130310000	07293030040000	07321040030000
07282050510000	07203110040000	07291120150000	07292030300000	07292040230000
07213000090000	07213070100000	07282050140000	07273060470000	07203090040000
07203200070000	07281190190000	07291050380000	07203030260000	07201150120000
07291080090000	07202130030000	07292080100000	07203150150000	07203120170000
07281120160000	07203140100000	07294040150000	07294050050000	07203050230000
07292030330000	07201150060000	07282040220000	07203040120000	07291050010000
07282030420000	07201110050000	07202170090000	07292020060000	07293070130000
07203020140000	07294060240000	07163110280000	07281110030000	07291110060000
07294100140000	07203110150000	07203130030000	07292030370000	07273060030000
07213000050000	07292100020000	07292050170000	07281110450000	07204040090000
07291070040000	07204100160000	07291110250000	07281180110000	07292020050000
07203120090000	07294060290000	07292090180000	07203110180000	07203030170000
07163120180000	07163120020000	07163120080000	07203090180000	07294070250000
07291120500000	07203080230000	07203070110000	07213000230000	07213000530000
07281180200000	07203120200000	07282070370000	07281150020000	07292110080000
07203070120000	07203030060000	07202090020000	07291050190000	07204100170000
07282070030000	07203110010000	07203110100000	07203120080000	07203100030000
07204050180000	07293070340000	07293040250000	07202100150000	07203160130000
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07203170040000	07202040070000	07201000190000	07282080320000	07273050080000
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07294090180000	07291130340000	07202150070000	07294130190000	07203010020000
07201050080000	07203140030000	07202170060000	07203070240000	07204050080000
07203110020000	07291060210000	07293070330000	07203050070000	07203190140000
07292080010000	07174090160000	07281190060000	07204070110000	07283050440000
07203100040000	07203190090000	07294060080000	07204030240000	07291110240000
07321050040000	07292090250000	07201010150000	07202130040000	07271060170000
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07291110020000	07292100180000	07203070260000	07163080130000	07203080050000

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07291110290000	07201110160000	07281110810000	07213040240000	07204020010000
07294130040000	07292120240000	07291090300000	07213040290000	07284050420000
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07294070150000	07203200030000	07163140110000	07294110040000	07293070140000
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07291070340000	07292070290000	07201100090000	07294120150000	07203020170000
07282070020000	07202010070000	07281190180000	07214110340000	07281120240000
07203160150000	07203130190000	07211110090000	07282110250000	07291110190000
07281180020000	07291090100000	07271060200000	07213080430000	07294120230000
07281110720000	07203190230000	07203080070000	07291010030000	07294130250000
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07203020060000	07282040110000	07291080030000	07202130270000	07292040440000
07203090220000	07203010010000	07292050420000	07293070280000	07291090150000
07204030110000	07291020370000	07291050030000	07204070320000	07291020260000
07204070360000	07204070380000	07202130130000	07214110180000	07201100210000
07201070180000	07203090170000	07203040010000	07281110780000	07292030260000
07213080220000	07281110670000	07203090080000	07203160240000	07292030190000
07174090250000	07281170230000	07293040140000	07294060150000	07202130310000
07203050190000	07202040030000	07294060400000	07174070010000	07203150120000
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07294080170000	07203140150000	07293040160000	07203020130000	07203170090000
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07292090150000	07203150090000	07203030120000	07203170170000	07203040280000
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07292130240000	07291120200000	07273060160000	07203140060000	07203120330000
07294120210000	07273060210000	07291130290000	07204070080000	07203060150000
07214170250000	07281170170000	07163140020000	07213050090000	07211080060000
07201000510000	07282110370000	07282080440000	07211060040000	07203080110000
07204090260000	07203050060000	07203190100000	07203070020000	07203050220000
07214190150000	07321030110000	07201040300000	07213080320000	07294040160000
07213000100000	07214140080000	07282100010000	07203060110000	07294020280000
07282120030000	07213090510000	07163100030000	07291090170000	07163130030000
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07204040050000	07282070270000	07292060130000	07204040300000	07204050090000
07163130170000	07282100030000	07292080210000	07211020080000	07204080020000
07292060070000	07292050430000	07273030040000	07291070260000	07293060130000
07203080240000	07203150010000	07203080260000	07203050040000	07203070150000
07203170150000	07203080200000	07271030320000	07213000210000	07291120350000
07294070420000	07204060210000	07273030160000	07321050140000	07213050040000

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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.