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	07221060130000
Property address	250 MOHAVE ST
Township	Schaumburg (35)
Assessor neighborhood	35020
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$36,000

19.3% of the current assessed value.

COMPARABLES IMPLY

$29,040

Estimated tax effect about $1,476 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,960

SECTION 1

The argument in one paragraph

The Assessor values 1090 other properties in assessor neighborhood 35020 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 $22.41 per square foot. This home is assessed at $27.78 per square foot, which is 24% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,296 square feet gives $29,040. 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	1,296 square feet
Land area	10,318 square feet
Year built	1957
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Slab
Central air	No Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$36,000
Assessed value per square foot	$27.78

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	1,707
2	Building area within 15% of this home	1,108
3	Built within 15 years of this home	1,095
4	Same building type	1,093
5	Same construction quality grade	1,090

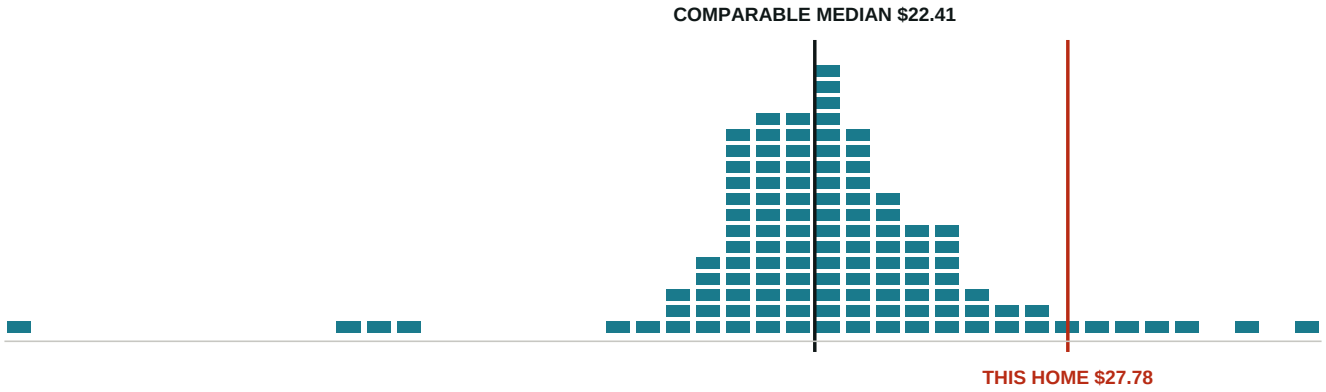
The comparable figure used is the median of all 1090 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1090 properties 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	1,090
Lowest assessed	$5.21 per square foot
25th percentile	$21.41 per square foot
Median	$22.41 per square foot
75th percentile	$23.81 per square foot
Highest assessed	$33.16 per square foot
This home	$27.78 per square foot
Position	assessed above 1069 of the 1090 comparable properties, the 98th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1090 comparables	$22.41
Building area of this home	1,296 sq ft
Median multiplied by building area	**$29,040**
Current total assessed value	$36,000
Difference, the reduction requested	**$6,960**

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 $6,960 in assessed value is worth roughly $1,476 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

1090 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 1090 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
07212090130000	120 ILLINOIS BLVD	1,296	1958	3	1	$24,684	$19.05
07153220260000		1,296	1958	3	1	$26,135	$20.17
07153220280000		1,296	1958	3	1	$26,183	$20.20
07153190130000		1,296	1960	3	1	$26,279	$20.28
07153190040000		1,296	1957	3	1	$26,721	$20.62
07212040120000		1,296	1957	3	1	$27,000	$20.83
07221070090000		1,296	1955	3	1	$27,082	$20.90
07153230200000		1,296	1962	3	1	$27,236	$21.02
07153200070000		1,296	1958	3	1	$27,393	$21.14
07153200090000		1,296	1959	3	1	$27,406	$21.15
07153200130000		1,296	1958	3	1	$27,479	$21.20
07221060100000		1,296	1958	3	1	$27,679	$21.36
07153180060000		1,296	1957	3	1	$28,000	$21.60
07153200220000		1,296	1958	3	1	$28,000	$21.60
07153230100000		1,296	1957	3	1	$28,000	$21.60
07221100100000		1,296	1957	3	1	$28,000	$21.60
07212040130000		1,296	1957	3	1	$28,000	$21.60
07212090120000		1,296	1957	3	1	$28,000	$21.60
07153200190000		1,296	1957	3	1	$28,000	$21.60
07153190140000		1,296	1957	3	1	$28,000	$21.60
07212040020000		1,296	1957	3	1	$28,000	$21.60
07153180070000		1,296	1957	3	1	$28,000	$21.60
07153230150000		1,296	1958	3	1	$28,000	$21.60
07153200050000		1,296	1957	3	1	$28,000	$21.60
07221090080000		1,296	1957	3	1	$28,000	$21.60
07212120070000		1,296	1957	3	1	$28,000	$21.60
07212090040000		1,296	1959	3	1	$28,248	$21.80
07153220030000		1,296	1958	3	1	$28,505	$21.99
07153190190000		1,296	1957	3	1	$28,611	$22.08
07221110120000		1,296	1957	3	1	$28,867	$22.27
07221080110000		1,296	1959	3	1	$28,909	$22.31
07153200100000		1,296	1958	3	1	$29,000	$22.38
07212110040000		1,296	1954	3	1	$29,000	$22.38
07221080120000		1,296	1957	4	1	$29,000	$22.38
07153230030000		1,296	1957	4	1	$29,000	$22.38
07221060160000		1,296	1957	3	1	$29,000	$22.38
07221080090000		1,296	1957	3	1	$29,000	$22.38
07153230120000		1,296	1957	3	1	$29,000	$22.38
07221070070000		1,296	1956	3	1	$29,000	$22.38
07221100080000		1,296	1957	3	1	$29,000	$22.38

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07153220020000		1,296	1959	3	1	$29,000	$22.38
07153220100000		1,296	1957	3	1	$29,000	$22.38
07212090050000		1,296	1957	3	1	$29,000	$22.38
07153220250000		1,296	1957	3	1	$29,000	$22.38
07212040150000		1,296	1957	3	1	$29,000	$22.38
07212110070000		1,296	1954	3	1	$29,000	$22.38
07221080130000		1,296	1957	3	1	$29,000	$22.38
07153230160000		1,296	1957	3	1	$29,000	$22.38
07212090160000		1,296	1957	2	1	$29,000	$22.38
07153230060000		1,296	1957	3	1	$29,000	$22.38
07153220210000		1,296	1957	3	1	$29,000	$22.38
07221110020000		1,296	1957	3	1	$29,000	$22.38
07221070130000		1,296	1954	3	1	$29,000	$22.38
07221080060000		1,296	1957	3	1	$29,000	$22.38
07221070150000		1,296	1954	3	1	$29,001	$22.38
07153200030000		1,296	1958	3	1	$30,000	$23.15
07153190080000		1,296	1958	3	1	$30,000	$23.15
07153200020000		1,296	1957	3	1	$30,000	$23.15
07221090210000		1,296	1957	3	1	$30,000	$23.15
07153190110000		1,296	1957	3	1	$30,000	$23.15
07221060130000	**250 MOHAVE ST**	**1,296**	**1957**	**3**	**1**	**$36,000**	**$27.78**

Median of all 1090 comparables: $22.41 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 35020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 1090 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.

07164170050000	07212020110000	07164170060000	07164190030000	07212080120000
07153070070000	07143100090000	07153100190000	07154020030000	07212230160000
07153200060000	07154020110000	07212090130000	07212180070000	07212220060000
07143050110000	07153070050000	07153110220000	07143050310000	07143080210000
07164160020000	07153120090000	07153120070000	07212080090000	07154080040000
07212070090000	07162070030000	07154150070000	07154080050000	07153120150000
07164080200000	07154120150000	07164100250000	07164080190000	07153120180000
07153070090000	07153060040000	07153060070000	07153060020000	07153120200000
07153120010000	07153040120000	07153120190000	07143100110000	07154050230000
07153090200000	07154060170000	07154180050000	07153140050000	07154070230000
07153120230000	07164150030000	07154160060000	07154040210000	07154110070000
07154030070000	07154110010000	07154120100000	07212070020000	07162050130000
07154190120000	07154140060000	07212080220000	07212040100000	07162150150000
07153220260000	07152000140000	07212070030000	07162100190000	07152010120000
07143050010000	07164150130000	07153220280000	07153190050000	07154160010000
07153100050000	07162080080000	07162070080000	07153190130000	07162110130000
07162100060000	07143080150000	07154050120000	07153120220000	07164160060000
07212190070000	07153030030000	07153040070000	07153100010000	07212040180000
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07153110020000	07153130230000	07153120120000	07153060060000	07153040220000
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07143050040000	07143040120000	07212080180000	07221110110000	07154180070000
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07154090170000	07153190040000	07221080050000	07143050360000	07162150040000
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07162090070000	07154070180000	07212040280000	07164180100000	07143050280000
07164120090000	07212070200000	07143050120000	07162030060000	07143100180000
07143070060000	07154040020000	07154120160000	07154050140000	07154020040000
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07153200030000	07153190080000	07153200020000	07221090210000	07153190110000
07153200180000	07153230110000	07153150290000	07162130070000	07152040050000
07221110060000	07153200110000	07141080120000	07221080040000	07153050250000
07153170050000	07212050100000	07212070040000	07153050150000	07212050080000
07153140040000	07153040210000	07153050070000	07212030030000	07212080110000
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07212030130000	07152020080000	07152000080000	07162070070000	07162160200000

07153180110000	07141040080000	07164170080000	07164130070000	07143040150000
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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.