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	07241090010000
Property address	1541 BURBERRY LN
Township	Schaumburg (35)
Assessor neighborhood	35117
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW

$69,000

12.6% of the current assessed value.

COMPARABLES IMPLY

$60,287

Estimated tax effect about $1,848 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,713

SECTION 1

The argument in one paragraph

The Assessor values 10 other properties in assessor neighborhood 35117 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 $21.61 per square foot. This home is assessed at $24.73 per square foot, which is 14% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,790 square feet gives $60,287. 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	2,790 square feet
Land area	16,455 square feet
Year built	1988
Building type	2 Story
Construction quality	Deluxe
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	4
Full bathrooms	2
Half bathrooms	2

Total assessed value	$69,000
Assessed value per square foot	$24.73

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	175
2	Building area within 15% of this home	89
3	Built within 15 years of this home	89
4	Same building type	89
5	Same construction quality grade	10

The comparable figure used is the median of all 10 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 10 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	10
Lowest assessed	$10.56 per square foot
25th percentile	$20.32 per square foot
Median	$21.61 per square foot
75th percentile	$24.33 per square foot
Highest assessed	$25.89 per square foot
This home	$24.73 per square foot
Position	assessed above 7 of the 10 comparable properties, the 70th percentile



$10.56 per sq ft — 10 comparable properties by assessed value per square foot, one mark is one property — $25.89 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 10 comparables	$21.61
Building area of this home	2,790 sq ft
Median multiplied by building area	**$60,287**
Current total assessed value	$69,000
Difference, the reduction requested	**$8,713**

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 $8,713 in assessed value is worth roughly $1,848 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 10 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
07241090250000	1488 SANDBURG DR	3,000	1988	4	2	$31,672	$10.56
07241090260000	1488 SANDBURG DR	3,000	1988	4	2	$36,299	$12.10
07234040040000	812 SPRING VALLEY CT	3,024	1987	4	2	$61,000	$20.17
07234040280000	809 SPRING VALLEY CT	2,842	1987	4	2	$59,000	$20.76
07234040110000	840 SPRING VALLEY CT	2,870	1987	4	2	$61,000	$21.25
07241090300000	1504 SANDBURG DR	3,178	1989	4	2	$69,795	$21.96
07241100080000	1513 SANDBURG DR	3,178	1989	4	2	$70,263	$22.11
07241090010000	**1541 BURBERRY LN**	**2,790**	**1988**	**4**	**2**	**$69,000**	**$24.73**
07241090240000	1484 SANDBURG DR	2,872	1988	4	2	$72,000	$25.07
07241100070000	1517 SANDBURG DR	2,752	1988	4	2	$71,000	$25.80
07241100010000	1541 SANDBURG DR	2,820	1989	4	2	$73,000	$25.89

Median of all 10 comparables: $21.61 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 35117, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 10 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.

07241090250000	07241090260000	07234040040000	07234040280000	07234040110000
07241090300000	07241100080000	07241090240000	07241100070000	07241100010000

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.