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	07294110080000
Property address	1419 HARTMANN DR
Township	Schaumburg (35)
Assessor neighborhood	35040
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$35,000	**$30,874**	**$4,126**

11.8% of the current assessed value.
Estimated tax effect about $875 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 395 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 $31.38 per square foot. This home is assessed at $35.57 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 984 square feet gives $30,874. 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	984 square feet
Land area	10,241 square feet
Year built	1967
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$35,000
Assessed value per square foot	$35.57

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	398
2	Building area within 15% of this home	395
3	Built within 15 years of this home	395
4	Same building type	395
5	Same construction quality grade	395

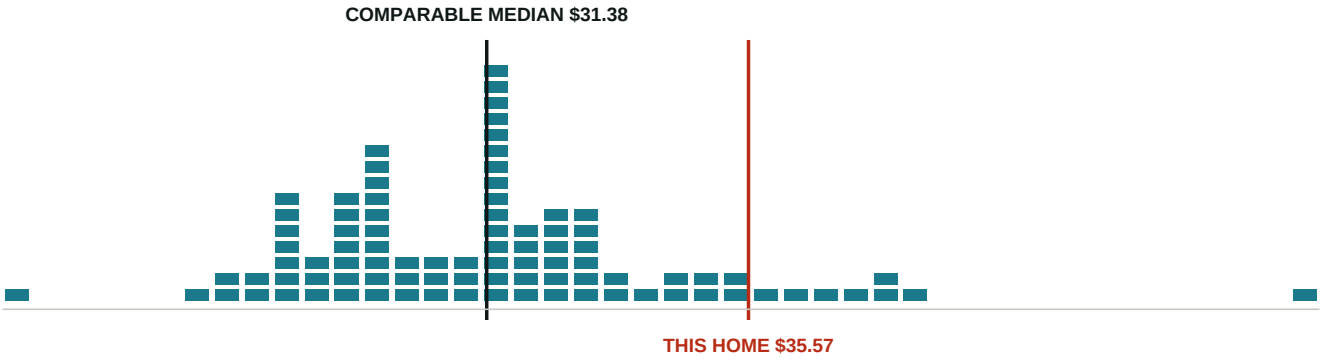
The comparable figure used is the median of all 395 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 395 properties 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	395
Lowest assessed	$23.62 per square foot
25th percentile	$29.35 per square foot
Median	$31.38 per square foot
75th percentile	$32.43 per square foot
Highest assessed	$44.72 per square foot
This home	$35.57 per square foot
Position	assessed above 371 of the 395 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 395 comparables	$31.38
Building area of this home	984 sq ft
Median multiplied by building area	**$30,874**
Current total assessed value	$35,000
Difference, the reduction requested	**$4,126**

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 $4,126 in assessed value is worth roughly $875 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

395 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 395 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
07293060060000	1006 MERCURY DR	984	1968	2	1	$26,359	$26.79
07294130170000	1533 BATES LN	984	1969	3	1	$27,332	$27.78
07294040230000	1412 SYRACUSE LN	984	1967	2	1	$27,540	$27.99
07294100130000	1501 HARTMANN DR	984	1967	2	1	$27,570	$28.02
07291010280000	1808 KINGSTON LN	984	1968	2	1	$28,000	$28.46
07294020320000	1400 PRINCETON LN	984	1966	3	1	$28,088	$28.54
07294060250000	919 S BRAINTREE DR	984	1966	3	1	$28,187	$28.65
07294040080000		984	1969	3	1	$28,976	$29.45
07294070610000		984	1966	3	1	$29,000	$29.47
07291120290000		984	1968	2	1	$29,000	$29.47
07293030110000		984	1971	3	1	$29,000	$29.47
07294090170000		984	1967	2	1	$29,000	$29.47
07294030210000		984	1966	3	1	$29,000	$29.47
07294070040000		984	1967	3	1	$29,000	$29.47
07294020260000		984	1966	2	1	$29,000	$29.47
07294100180000		984	1967	3	1	$29,000	$29.47
07294120050000		984	1967	3	1	$29,000	$29.47
07294040210000		984	1966	3	1	$29,000	$29.47
07294050120000		984	1967	3	1	$29,000	$29.47
07294120110000		984	1967	2	1	$29,000	$29.47
07294090320000		984	1967	3	1	$29,000	$29.47
07293010060000		984	1967	3	1	$29,001	$29.47
07294110070000		984	1967	3	1	$29,176	$29.65
07294020330000		984	1965	3	1	$29,407	$29.89
07293060170000		984	1968	3	1	$29,800	$30.28
07291110210000		984	1969	3	1	$29,895	$30.38
07294100110000		984	1967	3	1	$30,070	$30.56
07294050190000		984	1966	3	1	$30,085	$30.57
07294060360000		984	1967	3	1	$31,000	$31.50
07294070590000		984	1966	3	1	$31,000	$31.50
07293070220000		984	1967	3	1	$31,000	$31.50
07291120340000		984	1968	3	1	$31,000	$31.50
07294030200000		984	1966	3	1	$31,000	$31.50
07294020090000		984	1966	3	1	$31,000	$31.50
07294100160000		984	1967	3	1	$31,000	$31.50
07293060070000		984	1968	3	1	$31,000	$31.50
07293030120000		984	1967	3	1	$31,000	$31.50
07293020160000		984	1967	3	1	$31,000	$31.50
07293060020000		984	1968	3	1	$31,000	$31.50
07294130150000		984	1967	3	1	$31,000	$31.50

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07291060260000		984	1968	3	1	$31,000	$31.50
07294090160000		984	1967	2	1	$31,000	$31.50
07294140220000		984	1967	3	1	$31,000	$31.50
07294080110000		984	1966	2	1	$31,000	$31.50
07294110190000		984	1967	3	1	$31,000	$31.50
07293050190000		984	1967	2	1	$31,000	$31.50
07294070480000		984	1966	2	1	$31,000	$31.50
07293020290000		984	1969	3	1	$31,000	$31.50
07294070520000		984	1966	3	1	$31,000	$31.50
07293020260000		984	1967	2	1	$31,000	$31.50
07294020150000		984	1966	3	1	$31,001	$31.51
07294090280000		984	1967	3	1	$31,001	$31.51
07293060180000		984	1970	3	1	$31,265	$31.77
07294120140000		984	1969	3	1	$31,291	$31.80
07294070450000		984	1966	3	1	$32,000	$32.52
07293020280000		984	1967	3	1	$32,000	$32.52
07291010420000		984	1970	3	1	$32,000	$32.52
07293040240000		984	1968	3	1	$32,000	$32.52
07294070070000		984	1967	3	1	$32,000	$32.52
07294070110000		984	1966	2	1	$32,000	$32.52
07294110080000	**1419 HARTMANN DR**	**984**	**1967**	**3**	**2**	**$35,000**	**$35.57**

Median of all 395 comparables: $31.38 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 395 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.

07163140010000	07203110070000	07293060060000	07203070280000	07204030120000
07203120040000	07203080160000	07203210040000	07321050010000	07204070010000
07204060250000	07203140080000	07203150130000	07203110130000	07203060040000
07204100050000	07204020100000	07294130170000	07214110060000	07292120170000
07294040230000	07291020060000	07294100130000	07204020070000	07203020160000
07203070200000	07203190060000	07203080030000	07203070250000	07204030040000
07203070040000	07203020190000	07203170010000	07294130240000	07203190120000
07204030200000	07204030010000	07203010090000	07203180120000	07204030100000
07203180080000	07203070010000	07203040140000	07203180100000	07203050200000
07203120190000	07204030310000	07203060050000	07292140270000	07292110160000
07292080170000	07292110280000	07292140350000	07292080230000	07321060030000
07291010280000	07292060180000	07292140210000	07294020320000	07294060250000
07292040410000	07292030360000	07292040310000	07291010190000	07203010040000
07321030120000	07213090180000	07203090070000	07294020310000	07292040040000
07292100320000	07292120020000	07203190150000	07203090160000	07203090120000
07204020080000	07203150060000	07203040170000	07203060010000	07292030310000
07203180190000	07203060090000	07203040060000	07203050170000	07292050230000
07203050150000	07292110190000	07292110250000	07204070020000	07204070040000
07273050100000	07204070210000	07291120110000	07203060100000	07292150010000
07281160260000	07292070280000	07292130260000	07292110120000	07281110220000
07292070310000	07292110020000	07292110040000	07292090290000	07291110230000
07292070370000	07294040080000	07294070610000	07291120290000	07293030110000
07294090170000	07294030210000	07294070040000	07294020260000	07294100180000
07294120050000	07294040210000	07294050120000	07294120110000	07294090320000
07293010060000	07292060090000	07291050500000	07291020020000	07292170130000
07321040160000	07321040100000	07294110070000	07292030240000	07281120400000
07281130190000	07271040010000	07291130170000	07291060370000	07291080130000
07291010140000	07291020310000	07282100200000	07271030060000	07291010210000
07291010450000	07281110010000	07291140040000	07271030520000	07273050130000
07213090200000	07271050130000	07292060300000	07292060050000	07204020020000
07282050270000	07294020330000	07292070330000	07292040260000	07292060290000
07292070220000	07213080050000	07203090250000	07292050380000	07204040140000
07204050160000	07292120050000	07293060170000	07291110210000	07284050020000
07292130310000	07321030180000	07282120050000	07294100110000	07294050190000
07282080250000	07291120070000	07292150290000	07292090160000	07284050220000
07291010230000	07282060160000	07292090080000	07292150140000	07204070070000
07291130390000	07292140260000	07213010100000	07213010110000	07204060150000
07273060190000	07204060170000	07282090110000	07292100190000	07292110010000
07292110310000	07292100070000	07292100290000	07292110300000	07292070410000
07284050100000	07292110270000	07292070390000	07292050180000	07292070350000
07292090050000	07292070300000	07292080190000	07294060360000	07294070590000
07293070220000	07291120340000	07294030200000	07294020090000	07294100160000
07293060070000	07293030120000	07293020160000	07293060020000	07294130150000
07291060260000	07294090160000	07294140220000	07294080110000	07294110190000
07293050190000	07294070480000	07293020290000	07294070520000	07293020260000

07294020150000	07294090280000	07203090210000	07292060220000	07292100200000
07213080440000	07291050050000	07291060010000	07281110100000	07282090010000
07291050320000	07281130170000	07282120010000	07291050530000	07291060030000
07271060100000	07282030160000	07292020180000	07282060010000	07282100140000
07291080190000	07271030010000	07281120300000	07281160320000	07213080140000
07291050350000	07291060050000	07213050300000	07213090530000	07282060230000
07213040100000	07291100010000	07291140150000	07292150030000	07282030450000
07291010100000	07293060180000	07211080080000	07292050100000	07292020200000
07294120140000	07292050210000	07204100040000	07292060080000	07204040040000
07292140170000	07292040100000	07284020200000	07282060210000	07292040030000
07292040220000	07292020220000	07292040370000	07204080010000	07292070180000
07211060050000	07292090020000	07273060320000	07293030130000	07292050410000
07292080040000	07292110060000	07294070090000	07292090320000	07292090100000
07292080030000	07292080050000	07292110210000	07292090070000	07292100010000
07282110340000	07291010070000	07214190170000	07294070450000	07293020280000
07291010420000	07293040240000	07294070070000	07294070110000	07294140150000
07294060310000	07294110090000	07294030180000	07293060080000	07293070230000
07291060120000	07294140130000	07214110160000	07282080140000	07292150100000
07282050450000	07282050200000	07282050440000	07282080540000	07281110510000
07213080110000	07291120270000	07281130040000	07291130100000	07291050300000
07282080160000	07291120370000	07281200180000	07291130130000	07282080010000
07214180100000	07273060220000	07213090160000	07293070210000	07204090150000
07292020260000	07292040320000	07292030220000	07292040360000	07203060130000
07282070240000	07284040040000	07281130010000	07281120430000	07281120480000
07284050300000	07284050180000	07294070290000	07282110360000	07294070100000
07292100170000	07294110210000	07214180250000	07292140310000	07294080100000
07293060240000	07293060210000	07281120290000	07292060270000	07291050230000
07281120050000	07292120190000	07204100090000	07204060140000	07273030260000
07291120050000	07292040170000	07292040140000	07292040280000	07214190240000
07213030170000	07293020010000	07293020080000	07293020130000	07213080240000
07281110130000	07292060020000	07214130010000	07292050070000	07321040080000
07294050200000	07214140310000	07282110310000	07292100050000	07204100070000
07292140280000	07284050260000	07294100210000	07293060230000	07214140330000
07214140210000	07282080270000	07292150110000	07203020210000	07293070250000

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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