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	07294120160000
Property address	1232 MILTON LN
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

$38,000

11.6% of the current assessed value.

COMPARABLES IMPLY

$33,601

REDUCTION REQUESTED

$4,399

Estimated tax effect about $933 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1641 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 $28.07 per square foot. This home is assessed at $31.75 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,197 square feet gives $33,601. 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	1,197 square feet
Land area	10,011 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	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$38,000
Assessed value per square foot	$31.75

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	1,658
3	Built within 15 years of this home	1,657
4	Same building type	1,642
5	Same construction quality grade	1,641

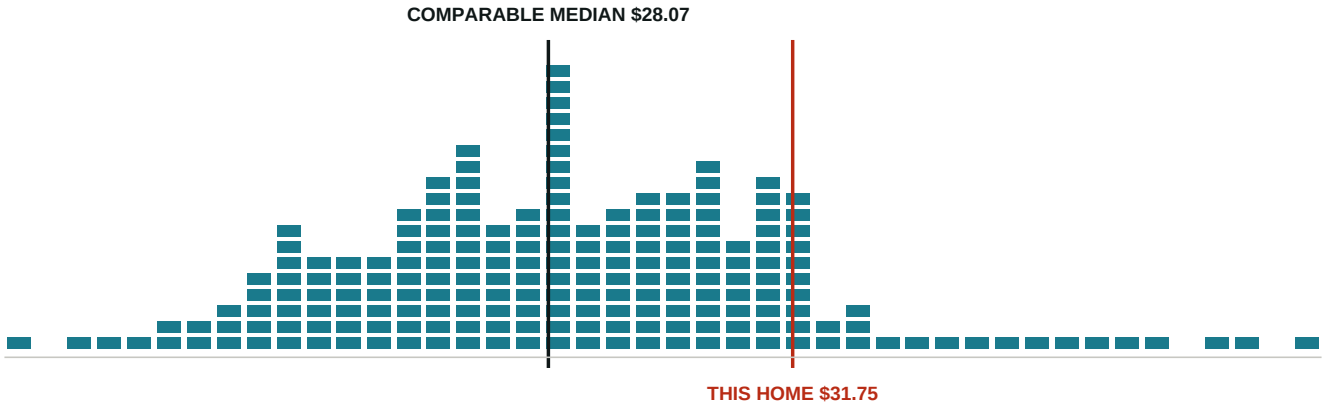
The comparable figure used is the median of all 1641 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1641 properties 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	1,641
Lowest assessed	$19.89 per square foot
25th percentile	$26.29 per square foot
Median	$28.07 per square foot
75th percentile	$30.24 per square foot
Highest assessed	$39.70 per square foot
This home	$31.75 per square foot
Position	assessed above 1501 of the 1641 comparable properties, the 91st percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1641 comparables	$28.07
Building area of this home	1,197 sq ft
Median multiplied by building area	**$33,601**
Current total assessed value	$38,000
Difference, the reduction requested	**$4,399**

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 $4,399 in assessed value is worth roughly $933 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

1641 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 1641 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
07203110220000	1904 WAYLAND LN	1,196	1963	3	1	$25,758	$21.54
07203030140000	115 WESTOVER CT	1,196	1963	3	1	$27,797	$23.24
07203200100000		1,196	1961	3	1	$28,108	$23.50
07203120270000		1,196	1961	3	1	$28,360	$23.71
07293050090000		1,196	1967	3	2	$28,604	$23.92
07203160060000		1,196	1962	3	1	$28,691	$23.99
07203080250000		1,196	1960	3	1	$29,000	$24.25
07203090110000		1,196	1962	3	1	$29,000	$24.25
07203190030000		1,196	1963	3	1	$29,000	$24.25
07203180090000		1,196	1962	3	1	$29,000	$24.25
07203040090000		1,196	1960	3	1	$29,000	$24.25
07203030270000		1,196	1960	3	1	$29,000	$24.25
07203080210000		1,196	1960	3	1	$29,000	$24.25
07203080220000		1,196	1960	3	1	$29,000	$24.25
07203200060000		1,196	1961	3	1	$29,000	$24.25
07203070300000		1,196	1961	3	1	$29,001	$24.25
07203180060000		1,196	1962	3	1	$29,338	$24.53
07203120150000		1,196	1964	3	1	$29,391	$24.57
07203070320000		1,196	1961	3	1	$29,427	$24.60
07203040220000		1,196	1963	3	1	$29,538	$24.70
07203120180000		1,196	1961	3	1	$29,709	$24.84
07203040070000		1,196	1960	3	1	$29,859	$24.97
07203170030000		1,196	1960	3	1	$31,000	$25.92
07203150110000		1,196	1963	3	1	$31,000	$25.92
07203030130000		1,196	1960	3	1	$31,000	$25.92
07203040080000		1,196	1962	3	1	$31,000	$25.92
07203050030000		1,196	1960	3	1	$31,000	$25.92
07203120240000		1,196	1960	3	1	$31,000	$25.92
07203030070000		1,196	1960	3	1	$31,000	$25.92
07203160190000		1,196	1961	3	1	$31,000	$25.92
07203040160000		1,196	1960	3	1	$31,000	$25.92
07203170130000		1,196	1960	3	1	$31,000	$25.92
07203190050000		1,196	1961	3	1	$31,000	$25.92
07292050130000		1,196	1963	3	1	$31,000	$25.92
07292070440000		1,196	1964	3	1	$31,000	$25.92
07203080290000		1,196	1960	3	1	$31,000	$25.92
07203060020000		1,196	1960	3	1	$31,000	$25.92
07203160080000		1,196	1961	3	1	$31,000	$25.92
07203080020000		1,196	1960	3	1	$31,000	$25.92
07292090010000		1,196	1964	3	1	$31,000	$25.92

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07203030180000		1,196	1978	3	1	$31,000	$25.92
07203120290000		1,196	1959	3	1	$31,000	$25.92
07203050240000		1,196	1960	3	1	$31,001	$25.92
07203070220000		1,196	1963	3	1	$31,001	$25.92
07281130260000		1,196	1966	3	1	$31,210	$26.10
07294020070000		1,196	1969	3	1	$31,906	$26.68
07202020300000		1,198	1971	3	1	$32,000	$26.71
07292080120000		1,196	1964	3	1	$32,000	$26.76
07292080130000		1,196	1966	3	1	$32,000	$26.76
07292110140000		1,196	1965	3	1	$32,000	$26.76
07294130140000		1,197	1967	3	2	$32,921	$27.50
07283040140000		1,196	1976	3	1	$33,165	$27.73
07283050290000		1,196	1975	3	2	$33,238	$27.79
07283050480000		1,196	1978	3	2	$33,465	$27.98
07214140340000		1,196	1973	3	1	$33,835	$28.29
07202020240000		1,198	1971	3	1	$34,000	$28.38
07292050190000		1,196	1964	3	1	$34,000	$28.43
07293070170000		1,196	1967	3	1	$34,000	$28.43
07283080040000		1,197	1975	3	2	$38,000	$31.75
07294120160000	**1232 MILTON LN**	**1,197**	**1967**	**3**	**2**	**$38,000**	**$31.75**
07282080170000		1,197	1969	3	2	$39,001	$32.58

Median of all 1641 comparables: $28.07 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 1641 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.

07203160030000	07203080180000	07203140160000	07203210060000	07203110220000
07203110110000	07203120170000	07203040120000	07203130030000	07292130630000
07203120090000	07203030170000	07203070110000	07203110230000	07203110010000
07203110100000	07203120080000	07203160130000	07214180170000	07203140030000
07203110020000	07203050070000	07203100040000	07203080120000	07203140090000
07204020010000	07203180210000	07204020050000	07292090190000	07203020170000
07203190230000	07203080070000	07294130250000	07203040050000	07203080060000
07292060160000	07203020240000	07203020060000	07292040440000	07203090220000
07204030110000	07292030260000	07203160240000	07292030190000	07203050190000
07203150120000	07321050020000	07203040230000	07204030030000	07292030030000
07203030140000	07292020160000	07203030210000	07203020020000	07284030050000
07292090060000	07204040220000	07321030160000	07294070490000	07203030320000
07203040020000	07292060120000	07203200100000	07204070170000	07291110200000
07203050130000	07203070270000	07203030050000	07292100160000	07203060120000
07203140070000	07203160070000	07203140040000	07203130200000	07203130040000
07203160100000	07203130010000	07203210020000	07214110210000	07203030100000
07203110120000	07203080280000	07203120270000	07203020180000	07203040110000
07294120020000	07203050140000	07291020320000	07202030020000	07292140150000
07292040210000	07292080140000	07292040010000	07292030290000	07203090010000
07214120160000	07293050090000	07292090270000	07292140080000	07292040450000
07292090210000	07203210030000	07291110110000	07291110120000	07203140150000
07203160060000	07204100230000	07292080150000	07292030060000	07292020120000
07203180110000	07203120230000	07293050120000	07203080040000	07203190210000
07203080170000	07201100040000	07204030350000	07204100030000	07204040100000
07204100200000	07204040080000	07204050130000	07204050070000	07292030180000
07204100010000	07204040280000	07292030040000	07204080030000	07292030120000
07204040160000	07292090140000	07203080250000	07203090110000	07203190030000
07203180090000	07203040090000	07203030270000	07203080210000	07203080220000
07203200060000	07203070300000	07203150090000	07203030120000	07203170170000
07203040280000	07203050010000	07203180150000	07203020070000	07203030020000
07203010050000	07203180230000	07203020230000	07203030150000	07203040130000
07203190190000	07203070310000	07204060390000	07201130280000	07203210050000
07203210070000	07203100010000	07203140010000	07292140030000	07203090030000
07203190010000	07203090150000	07291020410000	07291100050000	07213000140000
07203160010000	07203080080000	07201130170000	07203090020000	07203180060000
07203120050000	07174050180000	07202180040000	07203150140000	07203130180000
07203120150000	07203070320000	07292020320000	07214110300000	07163090090000
07291010010000	07203050160000	07203180010000	07204070200000	07203040220000
07292130240000	07273060160000	07203140060000	07294120210000	07291090330000
07282060030000	07291130290000	07204070080000	07203060150000	07281170170000
07201000510000	07211060040000	07203080110000	07204090260000	07203050060000
07203190100000	07203070020000	07203050220000	07294070260000	07321030110000
07201040300000	07203120180000	07203060110000	07271030110000	07291050220000
07163100030000	07203140130000	07292040020000	07204050150000	07293080090000
07204050200000	07203040070000	07281130150000	07204060020000	07204040050000

07292060130000	07204040300000	07204050090000	07292080210000	07204080020000
07292060070000	07292050430000	07273030040000	07291070260000	07203080240000
07203150010000	07203080260000	07203050040000	07203070150000	07203170150000
07203080200000	07291120420000	07204060210000	07213050040000	07294020110000
07273060170000	07203150070000	07294050160000	07204060280000	07281160240000
07203110080000	07203120020000	07203120070000	07293070060000	07281110400000
07292080090000	07213010220000	07294050170000	07294030050000	07294090060000
07294050100000	07293040120000	07294110120000	07204050050000	07273060050000
07163080050000	07201100060000	07281180360000	07281180160000	07281180050000
07294040120000	07271060180000	07204070030000	07211070050000	07291030080000
07293080070000	07321050100000	07273060010000	07214130110000	07273060040000
07294130070000	07292050040000	07203060160000	07203060070000	07281180230000
07294060050000	07204050100000	07204050030000	07204030230000	07213010530000
07202050390000	07291020160000	07203030040000	07281110370000	07203200040000
07203160180000	07204030410000	07291050410000	07291110140000	07291010260000
07291010250000	07292040130000	07201060130000	07281120250000	07281130110000
07281160380000	07281110210000	07281120460000	07174070090000	07294060190000
07291070190000	07292140330000	07293020250000	07294130260000	07284020180000
07281110500000	07213000200000	07213110090000	07201020250000	07201140210000
07292120270000	07271060060000	07203040240000	07213070010000	07213000370000
07281150210000	07281180010000	07281160010000	07281170410000	07292070160000
07283110020000	07201160100000	07211110040000	07201020060000	07291120090000
07204090210000	07292150040000	07204070050000	07203170030000	07203150110000
07203030130000	07203040080000	07203050030000	07203120240000	07203030070000
07203160190000	07203040160000	07203170130000	07203190050000	07292050130000
07292070440000	07203080290000	07203060020000	07203160080000	07203080020000
07292090010000	07203030180000	07203120290000	07203050240000	07203070220000
07291090210000	07282080660000	07204070340000	07321040020000	07204090240000
07294120170000	07283080210000	07213080010000	07292020070000	07174080040000
07204050230000	07294060390000	07294080160000	07294030130000	07202020040000
07201050140000	07201000400000	07201000570000	07201120040000	07201110030000
07201060070000	07201080060000	07293070240000	07203150020000	07281130260000
07282080220000	07292020140000	07203170060000	07204030020000	07203190130000
07213050340000	07292040190000	07214110240000	07211070150000	07273060130000
07213090520000	07291010410000	07291130250000	07292120040000	07292110100000
07292110070000	07204130040000	07283090030000	07281180280000	07203040210000
07292070050000	07282080610000	07321040090000	07214130260000	07213090460000
07213090600000	07291130330000	07163110330000	07292060260000	07213090570000
07293040200000	07294030080000	07204070350000	07291130400000	07291070010000
07204020170000	07273030090000	07281120410000	07293050210000	07271030030000
07294080140000	07293020340000	07293030200000	07293080040000	07293070030000
07294020230000	07294140040000	07294060220000	07294040090000	07294050080000
07294050180000	07294100230000	07294080030000	07291110030000	07291060160000
07291060230000	07294090360000	07294030110000	07294070330000	07293020230000
07293030150000	07294070130000	07294020400000	07291060170000	07293030180000
07294020240000	07293030010000	07294120030000	07294020220000	07294080200000
07294070180000	07291110100000	07294060200000	07282070110000	07203060140000
07292160040000	07203150030000	07211080010000	07292140160000	07292040340000
07273030120000	07203140020000	07201160020000	07201160130000	07281150060000
07292120150000	07283090010000	07213000160000	07282070290000	07293020300000
07213010210000	07204100220000	07213020050000	07292030140000	07213010050000
07283090190000	07281110200000	07281110750000	07282050550000	07203020200000
07203120030000	07203030080000	07292140190000	07294050150000	07292100310000

07204060190000	07204070140000	07294020070000	07282080470000	07293070040000
07202020150000	07213000030000	07293030230000	07202020300000	07294090050000
07214110360000	07204050250000	07282110030000	07291080050000	07294130020000
07281110380000	07284020140000	07292080120000	07292080130000	07292110140000
07273050070000	07294130100000	07294020030000	07294140140000	07293070310000
07292030250000	07292030270000	07201130050000	07281180130000	07204100140000
07201100130000	07213010360000	07291130070000	07291010060000	07214130220000
07291070410000	07201070090000	07201150020000	07201140100000	07201000120000
07201080110000	07201090050000	07201100160000	07201070120000	07201070050000
07201070030000	07213040070000	07202110170000	07204020060000	07204050300000
07273030230000	07204100210000	07282070260000	07282080340000	07202040050000
07214180080000	07283090140000	07284020040000	07293070180000	07292070260000
07214190030000	07294080120000	07294030170000	07282050360000	07292080110000
07174060060000	07174080020000	07283120020000	07292050330000	07213090550000
07281120030000	07292140130000	07292090230000	07214150050000	07294100280000
07204100060000	07213000130000	07211060030000	07291130230000	07291130280000
07291130300000	07291130190000	07291120480000	07291020100000	07291120540000
07202090170000	07321020110000	07292050390000	07283090040000	07292020150000
07283040780000	07283040280000	07292040390000	07204030280000	07213000070000
07213000220000	07213000550000	07292040090000	07213080090000	07203200010000
07282060410000	07293040230000	07282040090000	07204020190000	07174040050000
07281150120000	07213010510000	07204020130000	07281130020000	07291130220000
07203010060000	07204050260000	07213020120000	07204070060000	07204050280000
07204020030000	07204040150000	07204030090000	07204030130000	07204090160000
07204090190000	07204060160000	07292090260000	07213110150000	07203040190000
07281160340000	07271060190000	07291020080000	07214160110000	07292130320000
07202090090000	07291050390000	07163140180000	07213110080000	07204130020000
07213090630000	07282060430000	07291040060000	07291030040000	07213010320000
07213010190000	07213010140000	07294110150000	07213030150000	07174060260000
07163120090000	07292130340000	07281170110000	07213000190000	07321020180000
07292040240000	07204030250000	07213020010000	07163040060000	07202050150000
07204050140000	07282110010000	07321030060000	07283040700000	07163040210000
07214110030000	07204040230000	07271030170000	07281110160000	07174060190000
07281160070000	07281140140000	07281110260000	07281150280000	07281140120000
07281170220000	07281170430000	07273050240000	07213010160000	07204090200000
07284050040000	07281180030000	07202080030000	07163150130000	07283040540000
07294130140000	07291070300000	07293030020000	07213090210000	07271050310000
07294070300000	07211070190000	07281180180000	07201000430000	07281180250000
07281110340000	07211100070000	07201000460000	07211090150000	07211100060000
07211090100000	07292150250000	07294060340000	07321020210000	07294130280000
07213110120000	07202050100000	07282060170000	07283050090000	07292120010000
07282030360000	07202130120000	07291070170000	07202100060000	07202100130000
07202150270000	07202090110000	07202120090000	07292050020000	07283040140000
07273050090000	07211050100000	07214180030000	07281150360000	07273050010000
07292170200000	07283050290000	07292150200000	07163050160000	07273030210000
07292020190000	07292170160000	07282100160000	07281160280000	07294090290000
07273030180000	07282100250000	07281200160000	07211080120000	07213000430000
07291020030000	07291080180000	07291130320000	07293080100000	07291120140000
07291020270000	07291020380000	07281190170000	07282050230000	07213000460000
07321040010000	07294120080000	07283060030000	07291080220000	07282100100000
07291130270000	07213020040000	07292120080000	07214180070000	07283080100000
07213080260000	07163120070000	07204050270000	07273030140000	07291010150000
07283050480000	07213010150000	07202170200000	07213020130000	07213000440000

07213040120000	07282110130000	07174090090000	07174070040000	07204060340000
07213010170000	07291070150000	07291080070000	07163150030000	07213010540000
07213050350000	07271030450000	07213010350000	07282060060000	07282060340000
07283050410000	07213040200000	07321050170000	07214180090000	07282070280000
07291020350000	07271060050000	07291050440000	07293030080000	07213050450000
07281190110000	07282050040000	07282090050000	07271050320000	07282100090000
07282030220000	07282070300000	07294100240000	07271030120000	07282070170000
07283090180000	07214180220000	07282100050000	07271030540000	07271050070000
07213040180000	07213080370000	07271030570000	07213010480000	07213090010000
07291140010000	07281110740000	07271030200000	07271060010000	07282050010000
07283090130000	07271030480000	07271060070000	07283090210000	07213090110000
07291040070000	07281190210000	07282040010000	07291050070000	07283090100000
07291070160000	07213010370000	07213090660000	07271050160000	07271030340000
07213070160000	07213090750000	07213030010000	07174060130000	07294060110000
07293030210000	07294130030000	07294080180000	07294040010000	07293070320000
07294140230000	07294020380000	07293060110000	07294090110000	07294090240000
07294070020000	07294040020000	07294070230000	07293020190000	07294020390000
07294050020000	07293020110000	07294060100000	07294070410000	07163110290000
07163120130000	07163110240000	07163120040000	07292030160000	07213070090000
07292020310000	07292070170000	07281120350000	07273030110000	07281180070000
07202100160000	07163050140000	07163090050000	07163060120000	07163050100000
07214120010000	07204050120000	07211060110000	07292140120000	07281170260000
07281160400000	07281110320000	07281170380000	07281170030000	07281160170000
07281170250000	07281170330000	07281150420000	07294070050000	07214150140000
07214110170000	07294130160000	07282080090000	07214140340000	07292050360000
07282040170000	07292170190000	07292050370000	07281120490000	07214120180000
07203030190000	07281120330000	07292070240000	07292020130000	07201140170000
07202020200000	07291120180000	07163090010000	07281110090000	07281170340000
07214140030000	07202020240000	07203040180000	07294130180000	07321030030000
07211070110000	07214130080000	07292070380000	07292050190000	07293070170000
07294030250000	07273030190000	07204070120000	07292100110000	07292100150000
07294040050000	07204070370000	07281110170000	07294100290000	07283050550000
07282120020000	07213060330000	07174030320000	07292050320000	07214160240000
07284050330000	07292150240000	07214180160000	07214160190000	07292030020000
07284030020000	07273030010000	07273060150000	07214110110000	07294020180000
07273060280000	07273050280000	07284040070000	07284020050000	07214170120000
07291050180000	07213050270000	07174060240000	07174060100000	07202070130000
07292070200000	07292030340000	07292070150000	07292040420000	07292040070000
07203030290000	07203040200000	07293010050000	07282090130000	07321030170000
07282050180000	07283090170000	07291010200000	07293010110000	07294120120000
07213050200000	07213050290000	07282100150000	07203180030000	07292050220000
07163130050000	07294070460000	07273050150000	07203120310000	07291140160000
07204020120000	07163120050000	07281140180000	07281110140000	07214150150000
07204060180000	07204050310000	07292100220000	07292030090000	07294090150000
07202020110000	07202020090000	07202050130000	07291060310000	07273060360000
07174040030000	07294020020000	07294090040000	07294140010000	07293080020000
07293020070000	07293070080000	07294140250000	07284020170000	07281150200000
07163050120000	07282110380000	07292040350000	07292070090000	07292040080000
07204020160000	07204040210000	07213020020000	07203130210000	07291120060000
07292020290000	07213000450000	07202080020000	07163110220000	07163120170000
07163120010000	07282080410000	07281120010000	07294030190000	07174080070000
07294090330000	07294090310000	07281150330000	07281170120000	07281170050000
07281140130000	07292020240000	07291010330000	07163050050000	07163040160000

07283110040000	07283040600000	07281130240000	07204060010000	07204040180000
07204040030000	07204040120000	07204090140000	07204040270000	07204090170000
07163140030000	07163150090000	07283120220000	07214180280000	07281150040000
07291140170000	07204070310000	07211070020000	07202020170000	07292100270000
07292140110000	07202080130000	07202070110000	07202080080000	07202070030000
07213050280000	07294080010000	07294040250000	07282050250000	07271040100000
07291060180000	07213000170000	07292110030000	07292110150000	07211100130000
07211090200000	07204030160000	07294070270000	07292040290000	07204040310000
07294030220000	07211110060000	07291120470000	07282090040000	07202140040000
07283120300000	07294100010000	07214110380000	07292020250000	07202150300000
07202120220000	07202170170000	07202090220000	07292070120000	07202100020000
07281200170000	07294120100000	07211080090000	07292150080000	07213060060000
07284050290000	07211040110000	07292130650000	07292100080000	07292150160000
07281110110000	07271050350000	07321050090000	07282050430000	07294090210000
07291130140000	07281160300000	07293010120000	07294100170000	07292140200000
07281130120000	07294060300000	07281110710000	07294120130000	07281130270000
07282080550000	07294040130000	07204030370000	07291050540000	07174030120000
07202170130000	07292050200000	07211060100000	07292100030000	07294070600000
07203130140000	07291060100000	07291020150000	07291020220000	07282060140000
07292130640000	07204060300000	07204070150000	07292050350000	07293020060000
07202140120000	07214170020000	07214110310000	07283110050000	07214180180000
07213000250000	07282090290000	07281110360000	07291050520000	07281180150000
07271050360000	07292090330000	07204020150000	07204030320000	07211060010000
07282090250000	07283120320000	07202060120000	07214190060000	07293040080000
07291130110000	07273060370000	07291110180000	07281120370000	07291140100000
07282050060000	07213030260000	07291090120000	07283040200000	07282090180000
07271050330000	07282080240000	07282050400000	07273050210000	07281200060000
07293020270000	07213080210000	07271040130000	07271030440000	07282110070000
07282070080000	07291050060000	07291050200000	07281190120000	07213050380000
07213080030000	07291080010000	07271050210000	07273030200000	07281160040000
07281150220000	07293020030000	07213030320000	07292040110000	07292130620000
07283120060000	07294040190000	07202170220000	07211040090000	07213010120000
07213050260000	07283120160000	07214190190000	07174090010000	07174070170000
07281150320000	07213080060000	07213080120000	07213000120000	07204050010000
07292020010000	07204040190000	07213020110000	07204040010000	07283060010000
07292070360000	07284050030000	07284020220000	07291060090000	07174060080000
07284050010000	07281110060000	07292120210000	07213080420000	07282050420000
07292020170000	07203100080000	07292020300000	07292030200000	07292020270000
07214140170000	07292050290000	07292040330000	07292060040000	07204100080000
07281120210000	07203070140000	07293020240000	07294060170000	07294130060000
07214170070000	07213040230000	07283040810000	07283110010000	07294140160000
07214170010000	07174030480000	07204030150000	07204030210000	07294090200000
07291130080000	07213020090000	07294130330000	07282050170000	07292150050000
07202100080000	07201000130000	07202060060000	07292070030000	07273060390000
07213110140000	07282050220000	07213070060000	07271060150000	07281140110000
07282110320000	07282080530000	07294060350000	07294070280000	07282050330000
07294040170000	07291060360000	07293020140000	07294070580000	07282050260000
07271030070000	07281120180000	07294110100000	07281160310000	07292150210000
07294020050000	07294070400000	07284020030000	07294040240000	07291070280000
07293020210000	07294100150000	07213080080000	07294080150000	07294050130000
07291060130000	07293010090000	07294100090000	07294020130000	07273060270000
07291060320000	07273060340000	07214180150000	07284040050000	07291060390000
07214190040000	07284050360000	07284050170000	07284020120000	07284030010000

07283080130000	07282030080000	07291050460000	07282100210000	07281120170000
07292060060000	07292020030000	07214110200000	07213000420000	07282030190000
07283050510000	07291010050000	07291020180000	07281110690000	07213080100000
07273060400000	07273060380000	07213000480000	07213000400000	07281170010000
07293060220000	07281150310000	07283060050000	07273050040000	07174080080000
07291060150000	07294050230000	07214190120000	07204030330000	07292090310000
07204030140000	07204030340000	07292100340000	07203010030000	07292050110000
07292130250000	07204030080000	07292070420000	07204060350000	07282030180000
07283040830000	07282090100000	07282100130000	07202060010000	07214160210000
07294060370000	07283080020000	07283050160000	07282080150000	07281160030000
07213080160000	07283050200000	07291070230000	07282030370000	07282030060000
07213030300000	07271060080000	07214180230000	07271030530000	07283130080000
07292160010000	07284020210000	07214190130000	07213010080000	07213080040000
07292080180000	07211110100000	07292170140000	07292050440000	07292150310000
07294030240000	07271060110000	07211070170000	07211080050000	07284050230000
07214110140000	07214120150000	07284050190000	07292050250000	07283050030000
07281120230000	07294100080000	07293060190000	07293070120000	07294030060000
07294100060000	07294090070000	07293020320000	07294050210000	07293070360000
07292040380000	07292020280000	07292060100000	07204100100000	07291060280000
07283050100000	07293070290000	07321020120000	07294030120000	07294020300000
07213030180000	07163080110000	07293060150000	07202070210000	07211080070000
07283050250000	07294110060000	07281160360000	07293010080000	07284050280000
07281110150000	07284050250000	07273050320000	07292120120000	07292120160000
07294030100000	07291020400000	07202150060000	07204020230000	07204020140000
07204030360000	07204020200000	07204030290000	07204020210000	07203070030000
07294020160000	07292170210000	07293060090000	07282090060000	07293010040000
07294100190000	07282060240000	07213090140000	07291060040000	07294070080000
07282050300000	07281160290000	07282080300000	07292120110000	07281110680000
07294060330000	07294120060000	07271050120000	07282120040000	07291080200000
07291010080000	07293050200000	07271030500000	07282080210000	07291120240000
07292150300000	07292170180000	07282080280000	07291110220000	07294040220000
07294100020000	07283080030000	07271050270000	07283080170000	07282070060000
07282110180000	07281110180000	07214140320000	07204060230000	07294060260000
07214110150000	07292050120000	07282090030000	07273060460000	07294130300000
07294030010000	07292060240000	07293030090000	07282110410000	07292110240000
07291120280000	07291120330000	07214180330000	07292070070000	07292070400000
07204030400000	07204020240000	07292090170000	07204030050000	07204070220000
07292110110000	07211060070000	07292140040000	07283050400000	07283120090000
07283120040000	07214190140000	07273060310000	07291070220000	07291070390000
07213050250000	07271060130000	07291050080000	07202160130000	07202120070000
07291080160000	07202080070000	07213000380000	07291130040000	07282080390000
07273030250000	07283040580000	07283090060000	07283040610000	07283040250000
07163080030000	07213010030000	07213020060000	07213030110000	07283090050000
07283060070000	07201040340000	07201080070000	07163040030000	07283080040000
07273060420000	07214160120000	07284020020000	07213080250000	07293060120000
07293040100000	07292170150000	07294070500000	07213010200000	07292090110000
07292020080000	07214130120000	07214150010000	07202010030000	07292060230000
07292060310000	07202050290000	07283040240000	07204020180000	07211090170000
07202090070000	07284020010000	07294120180000	07283120250000	07163100050000
07213090500000	07292070130000	07174030380000	07174030010000	07202060140000
07283090080000	07291060020000	07291060270000	07294110200000	07281110120000
07281140060000	07283080010000	07291060400000	07292110200000	07213080020000
07213040110000	07291130090000	07293010070000	07204130050000	07294070640000

07282110240000 07294020140000 07281110540000 07294020340000 07293030100000
07281200150000 07291060380000 07282030200000 07282050310000 07292110260000
07294140210000 07294070440000 07294090010000 07281140020000 07283090120000
07281130030000 07271050260000 07282080430000 07294070430000 07294110110000
07291140050000 07294020190000 07284020230000 07202150220000 07202070080000
07202070170000 07291120320000 07294030230000 07282070040000 07273060410000
07293070190000 07214190160000 07281110600000 07283130030000 07163120190000
07291120410000 07282080170000 07283060100000 07214130130000 07284020190000
07214120170000 07273030130000 07273060230000 07273050120000 07201000320000
07294040110000 07294040040000 07202050350000 07292150130000 07202060160000
07174050060000 07283050560000 07292150220000 07294070510000 07292110050000
07213030130000 07294060320000 07294060230000 07273050290000 07204100120000
07292100230000 07273050160000 07292040120000 07202020330000 07294120090000
07204040250000 07163040140000 07283080180000 07211080100000 07292120130000
07291010110000 07204130010000 07174050070000 07293050160000 07292150060000
07292070190000 07281130060000 07204050210000 07293060140000 07291060330000
07282090080000 07163040120000 07294080230000 07214140280000 07204040070000
07281160390000 07294020210000 07202120260000 07292110290000 07293060010000
07211070210000

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.