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	07304100440000
Property address	7372 PRINCETON CIR
Township	Schaumburg (35)
Assessor neighborhood	35030
Property class	234 Single-family, split level with basement
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$34,000	**$30,259**	**$3,741**

11.0% of the current assessed value.
Estimated tax effect about $793 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 456 other properties in assessor neighborhood 35030 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 $27.66 per square foot. This home is assessed at $31.08 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,094 square feet gives $30,259. 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	1,094 square feet
Land area	8,011 square feet
Year built	1968
Building type	Split Level
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$34,000
Assessed value per square foot	$31.08

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	753
2	Building area within 15% of this home	470
3	Built within 15 years of this home	456
4	Same building type	456
5	Same construction quality grade	456

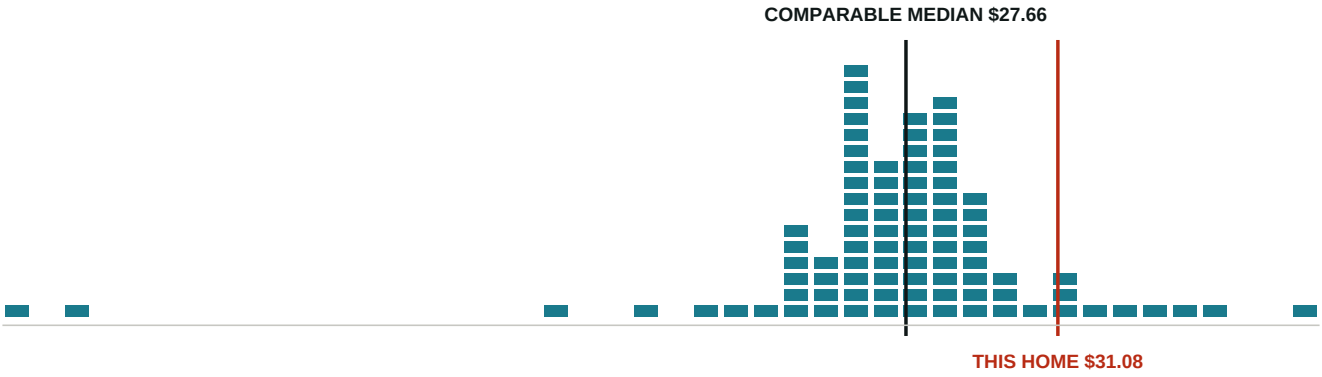
The comparable figure used is the median of all 456 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 456 properties 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	456
Lowest assessed	$7.32 per square foot
25th percentile	$26.84 per square foot
Median	$27.66 per square foot
75th percentile	$28.70 per square foot
Highest assessed	$36.97 per square foot
This home	$31.08 per square foot
Position	assessed above 431 of the 456 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 456 comparables	$27.66
Building area of this home	1,094 sq ft
Median multiplied by building area	**$30,259**
Current total assessed value	$34,000
Difference, the reduction requested	**$3,741**

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 $3,741 in assessed value is worth roughly $793 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

456 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 456 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
07313070090000	1580 INDIAN HILL AVE	1,093	1964	4	1	$28,000	$25.62
07301030070000		1,084	1970	3	1	$29,000	$26.75
07301030090000		1,084	1970	2	1	$29,000	$26.75
07301050030000		1,084	1968	2	1	$29,001	$26.75
07301080310000		1,084	1971	2	1	$29,001	$26.75
07304100530000		1,084	1968	3	1	$29,001	$26.75
07302080210000		1,084	1970	3	1	$29,096	$26.84
07302080280000		1,084	1970	3	1	$29,134	$26.88
07304100580000		1,084	1968	3	1	$29,221	$26.96
07301040050000		1,084	1972	3	1	$29,374	$27.10
07302130280000		1,084	1974	3	1	$29,410	$27.13
07301030220000		1,084	1970	3	1	$29,705	$27.40
07302030160000		1,084	1968	3	1	$29,878	$27.56
07302100080000		1,084	1970	3	1	$29,893	$27.58
07302140410000		1,084	1971	3	1	$29,899	$27.58
07302070070000		1,084	1970	3	1	$29,969	$27.65
07302110390000		1,084	1971	3	2	$30,085	$27.75
07302030460000		1,084	1968	3	1	$30,196	$27.86
07302120100000		1,084	1971	3	1	$30,294	$27.95
07301060290000		1,084	1968	3	1	$30,676	$28.30
07304090140000		1,088	1972	2	1	$31,000	$28.49
07301050330000		1,084	1969	2	1	$31,000	$28.60
07301060110000		1,084	1968	3	1	$31,000	$28.60
07301060020000		1,084	1968	3	1	$31,000	$28.60
07301050140000		1,084	1968	3	1	$31,000	$28.60
07301050420000		1,084	1969	3	1	$31,000	$28.60
07302010360000		1,084	1970	2	1	$31,000	$28.60
07302080510000		1,084	1970	3	1	$31,000	$28.60
07302010050000		1,084	1968	2	1	$31,000	$28.60
07302070030000		1,084	1970	3	1	$31,000	$28.60
07302080330000		1,084	1970	3	1	$31,000	$28.60
07302080070000		1,084	1973	2	1	$31,000	$28.60
07301050320000		1,084	1968	3	1	$31,000	$28.60
07302040070000		1,084	1968	3	1	$31,000	$28.60
07302080450000		1,084	1972	2	1	$31,000	$28.60
07302120350000		1,084	1970	2	1	$31,000	$28.60
07302040160000		1,084	1970	3	1	$31,000	$28.60
07304100090000		1,084	1971	2	1	$31,000	$28.60
07301050410000		1,084	1969	3	1	$31,000	$28.60
07301060270000		1,084	1968	2	1	$31,000	$28.60

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07302010270000		1,084	1968	2	1	$31,000	$28.60
07302090100000		1,084	1970	3	1	$31,000	$28.60
07301050440000		1,084	1968	3	1	$31,000	$28.60
07302080160000		1,084	1970	3	1	$31,000	$28.60
07302030040000		1,084	1968	2	1	$31,000	$28.60
07302010300000		1,084	1968	2	1	$31,000	$28.60
07302080020000		1,084	1970	3	1	$31,000	$28.60
07302010090000		1,084	1968	3	1	$31,001	$28.60
07302030250000		1,084	1968	2	1	$31,001	$28.60
07301030240000		1,084	1970	3	1	$31,001	$28.60
07302030360000		1,084	1968	2	1	$31,001	$28.60
07302110440000		1,084	1970	2	1	$31,001	$28.60
07302010160000		1,084	1969	3	1	$31,001	$28.60
07302030270000		1,084	1968	3	1	$31,001	$28.60
07302080430000		1,084	1970	3	1	$31,001	$28.60
07302040180000		1,084	1970	2	1	$31,001	$28.60
07302070100000		1,084	1970	3	1	$31,001	$28.60
07302020040000		1,084	1968	3	1	$31,553	$29.11
07304090160000		1,088	1972	3	1	$32,000	$29.41
07302080410000		1,084	1970	3	1	$32,000	$29.52
07304100440000	**7372 PRINCETON CIR**	**1,094**	**1968**	**3**	**1**	**$34,000**	**$31.08**

Median of all 456 comparables: $27.66 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 35030, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 456 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.

07302020310000	07312090800000	07312090810000	07302020240000	07304110480000
07312150230000	07304130060000	07312150120000	07311060030000	07312110020000
07312160150000	07312140120000	07312170040000	07312030440000	07312060160000
07312160240000	07312110260000	07312170280000	07312160040000	07312160060000
07312140230000	07304020040000	07312170200000	07312120220000	07312180140000
07312180180000	07312150080000	07312100350000	07312150130000	07312160020000
07312180030000	07312170260000	07312170300000	07312100360000	07312150020000
07312050090000	07313030290000	07312120230000	07304110300000	07312140450000
07313100100000	07313030130000	07313020120000	07313100070000	07311020060000
07311060230000	07312120060000	07312050020000	07313070090000	07313080210000
07311060040000	07312100100000	07313070080000	07312040030000	07313020090000
07304100470000	07313080160000	07313100060000	07313050170000	07313050160000
07302100140000	07302130160000	07304150210000	07313050060000	07302050180000
07304070350000	07304080070000	07302140020000	07304080260000	07301070110000
07313030060000	07304070130000	07301030070000	07301030090000	07301050030000
07301080310000	07304100530000	07312130030000	07312060050000	07312110220000
07312130050000	07312130110000	07312140100000	07312090660000	07312120340000
07312050050000	07312110310000	07312110100000	07312160280000	07312110140000
07312150010000	07312090260000	07312060080000	07312100080000	07312060150000
07312100030000	07312100310000	07312030290000	07312100250000	07312160200000
07312150160000	07312090240000	07312090310000	07312110060000	07312090380000
07312180090000	07312100380000	07312130070000	07312120270000	07311060150000
07311060050000	07302050070000	07313030200000	07312110050000	07312100040000
07312100130000	07312110150000	07312050080000	07302060330000	07302080210000
07313070070000	07311020300000	07311060250000	07313020170000	07313030090000
07311030170000	07311030070000	07313020010000	07311040140000	07313030220000
07313050100000	07313050320000	07313080070000	07311040080000	07313030150000
07313020030000	07313020040000	07311060300000	07313020150000	07313020130000
07313020280000	07311030040000	07313080040000	07313090040000	07313050120000
07313080140000	07313070150000	07313050250000	07313070110000	07313080090000
07313070200000	07313030250000	07313030270000	07311030320000	07311030270000
07311060330000	07313050230000	07301030130000	07302080280000	07311040330000
07313070050000	07301020050000	07304090080000	07304070110000	07304100580000
07301070170000	07301070120000	07301070100000	07304030160000	07302060160000
07302060420000	07312030160000	07312030170000	07311030140000	07301040050000
07312120250000	07302060130000	07302130280000	07312090540000	07311040160000
07302050040000	07302050190000	07313100110000	07312170080000	07304140250000
07313070160000	07304160060000	07304140190000	07313030040000	07313100120000
07304150120000	07313080200000	07304070160000	07313030330000	07302080090000
07302110310000	07304080230000	07302070200000	07313030340000	07301080210000
07302010380000	07301050370000	07313030180000	07304100520000	07304130210000
07304140270000	07301030220000	07302080180000	07302080140000	07312170240000
07301060360000	07302080670000	07302030160000	07302100080000	07302140410000
07302070070000	07312140180000	07312060010000	07312160180000	07312090400000
07312140170000	07312120260000	07312140200000	07312160260000	07312170110000

07312140320000 07312110070000 07312140250000 07312110380000 07312030380000
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07302140340000 07302110390000 07302120010000 07301070050000 07301040070000
07301070140000 07302030460000 07302060410000 07302060350000 07302060040000
07302060010000 07312030090000 07302060300000 07302060230000 07302060260000
07304060180000 07302120100000 07313070060000 07302050260000 07304030210000
07304150060000 07313050070000 07304150190000 07304110510000 07304070270000
07304100180000 07304080090000 07304160150000 07304070260000 07304100390000
07304110440000 07304030010000 07304150230000 07304100410000 07311040180000
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07301050320000 07302040070000 07302080450000 07302120350000 07302040160000
07304100090000 07301050410000 07301060270000 07302010270000 07302090100000
07301050440000 07302080160000 07302030040000 07302010300000 07302080020000
07302010090000 07302030250000 07301030240000 07302030360000 07302110440000
07302010160000 07302030270000 07302080430000 07302040180000 07302070100000
07302110370000 07311040320000 07313050300000 07313070040000 07313050340000
07311020260000 07313080190000 07313090020000 07313100080000 07311030020000
07313020310000 07311060180000 07311040100000 07313050350000 07311020150000
07311030160000 07313030030000 07313050080000 07313100020000 07311020140000
07313020050000 07311030210000 07313100130000 07311040240000 07311060160000
07311020310000 07311020250000 07313070120000 07313030320000 07313060060000
07311040230000 07311030250000 07311060110000 07311030330000 07311040360000
07304030070000 07301080220000 07302020040000 07312180160000 07312050010000
07312180020000 07304090160000 07302080410000 07302030410000 07302090060000
07302100100000 07301050100000 07302030320000 07302090180000 07304130080000
07302110040000 07304130120000 07302020010000 07302070090000 07301060310000
07302040200000 07302110250000 07301050080000 07301060050000 07302030230000
07302040130000 07301050260000 07302030180000 07302030140000 07302040290000
07301050120000 07301060340000 07302100040000 07302040230000 07302080770000
07302100120000 07302130060000 07301050460000 07302010180000 07302120420000
07302010210000 07302070210000 07302110300000 07302080250000 07301060070000
07301030120000 07302080230000 07301020100000 07301050050000 07301040010000
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07302060070000 07312180050000 07312170250000 07302060380000 07302030110000
07304030230000 07312170160000 07312150250000 07302100060000 07302030210000
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07302140120000 07302080560000 07302080610000 07313050150000 07304030130000
07301120260000 07301070090000 07311020280000 07313030190000 07312160080000
07301030310000 07304080380000 07302010230000 07313020290000 07302090080000
07312160070000

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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