LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 04 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	01101020240000
Property address	68 BRINKER RD
Township	Barrington (10)
Assessor neighborhood	10021
Property class	209 Single-family, over 2,000 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$175,000	**$136,190**	**$38,810**

22.2% of the current assessed value.
Estimated tax effect about $8,232 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 55 other properties in assessor neighborhood 10021 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 $22.05 per square foot. This home is assessed at $28.34 per square foot, which is 28% above that median. Applying the median the Assessor already uses for those neighbors to this home's 6,176 square feet gives $136,190. 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	6,176 square feet
Land area	278,218 square feet
Year built	2001
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	12
Bedrooms	6
Full bathrooms	5
Half bathrooms	1

Total assessed value	$175,000
Assessed value per square foot	$28.34

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	255
2	Building area within 15% of this home	116
3	Built within 15 years of this home	75
4	Same building type	75
5	Same construction quality grade	55

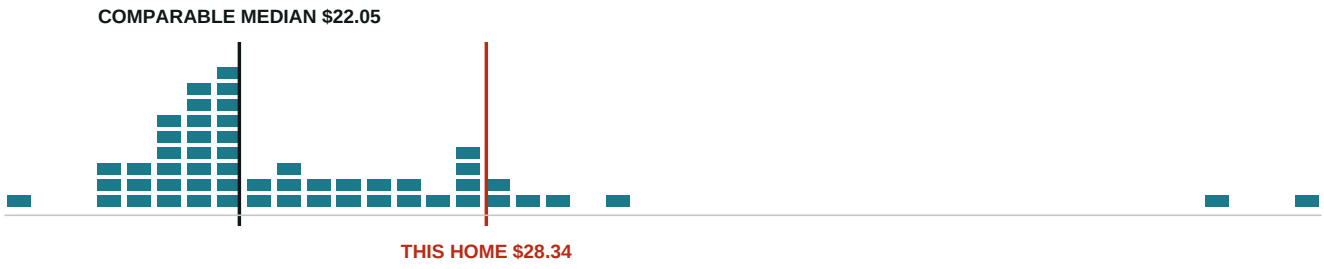
The comparable figure used is the median of all 55 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 55 properties 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	55
Lowest assessed	$16.07 per square foot
25th percentile	$20.71 per square foot
Median	$22.05 per square foot
75th percentile	$25.95 per square foot
Highest assessed	$49.59 per square foot
This home	$28.34 per square foot
Position	assessed above 48 of the 55 comparable properties, the 87th percentile



$16.07 per sq ft — 55 comparable properties by assessed value per square foot, one mark is one property — $49.59 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 55 comparables	$22.05
Building area of this home	6,176 sq ft
Median multiplied by building area	**$136,190**
Current total assessed value	$175,000
Difference, the reduction requested	**$38,810**

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 $38,810 in assessed value is worth roughly $8,232 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 55 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
01193010240000	509 POND GATE DR	5,786	2001	5	4	$93,000	$16.07
01211000200000	170 W DUNDEE RD	5,873	1988	6	3	$110,000	$18.73
01191010070000	6 EAGLE POINTE DR	6,224	1991	5	3	$118,088	$18.97
01191010020000	1 EAGLE POINTE DR	6,772	2003	4	4	$129,000	$19.05
01193010150000	524 POND GATE DR	6,002	2000	5	4	$116,000	$19.33
01181030080000	29 ROLLING HILLS DR	6,906	1989	5	5	$134,000	$19.40
01193010140000	522 POND GATE DR	5,832	2002	4	3	$113,984	$19.54
01211000060000	183 OLD SUTTON RD	6,472	1987	5	5	$129,000	$19.93
01181010100000	8 LONGMEADOW CT	5,322	1988	4	3	$106,312	$19.98
01193010270000	503 POND GATE DR	5,312	2001	4	3	$106,869	$20.12
01193010290000	525 POND GATE DR	5,312	2004	4	4	$107,320	$20.20
01193010090000	813 MAGNUSON CT	5,312	2000	6	3	$109,000	$20.52
01183000110000	700 BERRON LN	6,974	2006	6	5	$143,214	$20.54
01052000230000	362 OLD SUTTON RD	5,943	1996	5	3	$123,000	$20.70
01073020020000	222 WESTFIELD WAY	6,561	2000	5	5	$136,000	$20.73
01193010200000	517 POND GATE DR	5,832	2003	4	3	$121,249	$20.79
01193010040000	705 GOODMAN CT	5,312	2000	5	5	$111,000	$20.90
01181020100000	19 ROLLING HILLS DR	5,827	2002	5	5	$122,285	$20.99
01193010230000	511 POND GATE DR	5,312	2000	4	3	$112,509	$21.18
01193010110000	809 MAGNUSON CT	5,832	2000	4	3	$124,000	$21.26
01164030300000	309 DUNDEE RD	5,444	1994	5	3	$115,848	$21.28
01062000200000	195 BATEMAN RD	6,002	2006	6	5	$129,079	$21.51
01212060060000	8 CREEKSIDE LN	6,153	2009	5	5	$133,488	$21.69
01181020020000	15 ROLLING HILLS DR	5,376	1988	4	3	$117,000	$21.76
01033000090000	43 BRINKER RD	6,293	2001	5	4	$136,974	$21.77
01212060080000	11 CREEKSIDE LN	5,637	1992	4	3	$123,000	$21.82
01181010090000	7 LONG MEADOW CT	5,293	2000	4	3	$116,000	$21.92
01111050080000	40 HAWTHORNE LN	7,029	1989	7	3	$155,000	$22.05
01091020090000	333 SUTTON RD A	5,604	2012	4	4	$123,793	$22.09
01183020100000	4 FERNWOOD DR	5,965	2005	6	5	$132,136	$22.15
01193010260000	505 POND GATE DR	5,312	2006	4	3	$117,927	$22.20
01102000070000	61 HILLS AND DALES RD	6,149	1997	4	3	$140,436	$22.84
01043010070000	263 ABERDEEN DR	6,580	2005	4	3	$151,240	$22.98
01074010180000	109 REMINGTON DR	6,578	2006	5	5	$152,000	$23.11
01183000070000	300 BERRON LN	5,428	2009	4	3	$127,000	$23.40
01074010120000	104 REMINGTON DR	6,543	2010	5	4	$155,403	$23.75
01043010060000	265 ABERDEEN DR	5,485	2005	5	3	$131,958	$24.06
01181030050000	26 ROLLING HILLS DR	5,617	1990	4	4	$139,000	$24.75
01073000230000	5 ROUNDSTONE LN	6,144	2006	5	5	$154,000	$25.07
01113000150000	92 HAWTHORNE RD	6,434	2000	5	5	$162,793	$25.30

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
01074010130000	220 WESTFIELD WAY	5,985	2003	6	6	$155,000	$25.90
01041010130000	266 DONLEA RD	6,000	2016	5	5	$156,000	$26.00
01104020100000	3 JENNIFER CT	6,528	2006	6	5	$170,953	$26.19
01113020040000	60 DUNDEE RD	5,524	2000	5	3	$150,000	$27.15
01092040260000	219 OTIS RD	5,724	1990	4	4	$158,000	$27.60
01021000470000	10 OAKDENE RD	5,579	2015	4	3	$155,000	$27.78
01212060070000	10 CREEKSIDE LN	6,298	2006	6	5	$177,000	$28.10
01092040270000	227 OTIS RD	5,642	1989	5	4	$159,000	$28.18
01101020240000	**68 BRINKER RD**	**6,176**	**2001**	**6**	**5**	**$175,000**	**$28.34**
01074010150000	221 WESTFIELD WAY	5,572	2005	5	5	$158,000	$28.36
01033000170000	58 BRINKER RD	6,361	1996	4	4	$181,001	$28.45
01042050080000	240 DONLEA RD	6,710	1995	6	5	$198,720	$29.62
01104020140000	7 JENNIFER CT	6,875	2009	6	6	$207,000	$30.11
01112010140000	50 LAKEVIEW LN	5,602	2004	5	4	$179,000	$31.95
01164030130000	310 ALGONQUIN RD	5,328	1987	5	4	$250,000	$46.92
01103000030000	88 BRINKER RD	5,596	2009	3	3	$277,500	$49.59

Median of all 55 comparables: $22.05 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 10021, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 55 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.

01193010240000	01211000200000	01191010070000	01191010020000	01193010150000
01181030080000	01193010140000	01211000060000	01181010100000	01193010270000
01193010290000	01193010090000	01183000110000	01052000230000	01073020020000
01193010200000	01193010040000	01181020100000	01193010230000	01193010110000
01164030300000	01062000200000	01212060060000	01181020020000	01033000090000
01212060080000	01181010090000	01111050080000	01091020090000	01183020100000
01193010260000	01102000070000	01043010070000	01074010180000	01183000070000
01074010120000	01043010060000	01181030050000	01073000230000	01113000150000
01074010130000	01041010130000	01104020100000	01113020040000	01092040260000
01021000470000	01212060070000	01092040270000	01074010150000	01033000170000
01042050080000	01104020140000	01112010140000	01164030130000	01103000030000

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	04 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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