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	01122100100000
Property address	404 PARK BARRINGTON DR
Township	Barrington (10)
Assessor neighborhood	10022
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$63,000

27.5% of the current assessed value.

COMPARABLES IMPLY

$45,663

Estimated tax effect about $3,677 a year at a 7% composite rate.

REDUCTION REQUESTED

$17,337

SECTION 1

The argument in one paragraph

The Assessor values 84 other properties in assessor neighborhood 10022 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 $28.27 per square foot. This home is assessed at $39.01 per square foot, which is 38% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,615 square feet gives $45,663. 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	1,615 square feet
Land area	7,500 square feet
Year built	1988
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	3
Half bathrooms	1

Total assessed value	$63,000
Assessed value per square foot	$39.01

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	84
2	Building area within 15% of this home	84
3	Built within 15 years of this home	84
4	Same building type	84
5	Same construction quality grade	84

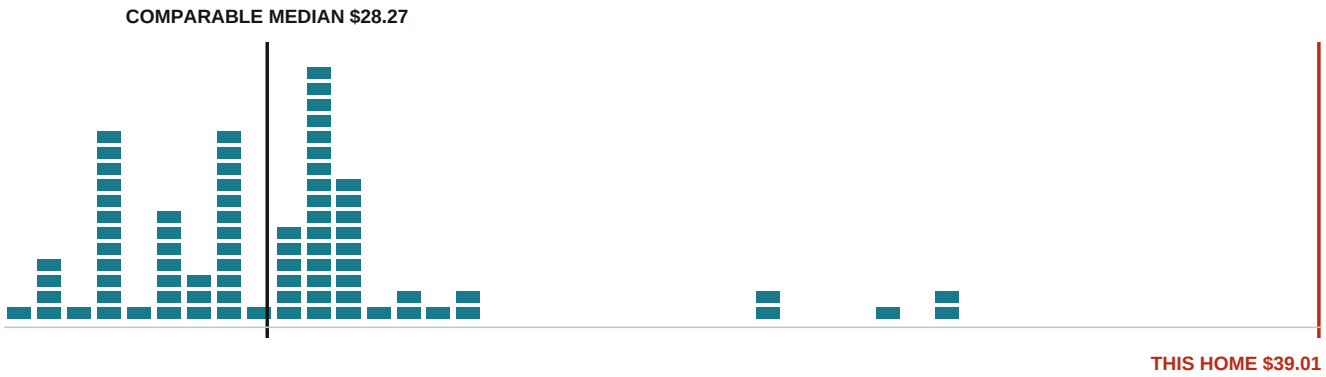
The comparable figure used is the median of all 84 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 84 properties 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	84
Lowest assessed	$25.60 per square foot
25th percentile	$27.24 per square foot
Median	$28.27 per square foot
75th percentile	$28.80 per square foot
Highest assessed	$35.32 per square foot
This home	$39.01 per square foot
Position	assessed above 84 of the 84 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 84 comparables	$28.27
Building area of this home	1,615 sq ft
Median multiplied by building area	**$45,663**
Current total assessed value	$63,000
Difference, the reduction requested	**$17,337**

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 $17,337 in assessed value is worth roughly $3,677 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

84 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 84 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
01122090120000	477 PARK BARRINGTON DR	1,615	1989	2	2	$41,342	$25.60
01122100150000	414 PARK BARRINGTON DR	1,615	1988	2	2	$41,943	$25.97
01122080280000	417 PARK BARRINGTON DR	1,615	1989	2	2	$42,000	$26.01
01122120370000	504 PARK BARRINGTON WAY	1,529	1991	2	2	$40,000	$26.16
01122100310000	521 PARK BARRINGTON WAY	1,615	1991	2	2	$42,347	$26.22
01122120070000	440 PARK BARRINGTON DR	1,697	1994	2	2	$45,000	$26.52
01122100050000	480 PARK BARRINGTON DR	1,615	1988	2	2	$43,000	$26.63
01122090020000	495 PARK BARRINGTON DR	1,615	1988	2	2	$43,000	$26.63
01122100140000	412 PARK BARRINGTON DR	1,529	1988	2	2	$41,000	$26.81
01122100390000	418 PARK BARRINGTON DR	1,529	1989	2	2	$41,000	$26.81
01122120160000	458 PARK BARRINGTON DR	1,529	1993	2	2	$41,000	$26.81
01122100230000	505 PARK BARRINGTON WAY	1,529	1989	2	1	$41,000	$26.81
01122100220000	503 PARK BARRINGTON WAY	1,529	1990	2	2	$41,000	$26.81
01122100270000	513 PARK BARRINGTON WAY	1,529	1989	2	2	$41,000	$26.81
01122100400000	420 PARK BARRINGTON DR	1,529	1994	2	2	$41,001	$26.82
01122120170000	460 PARK BARRINGTON DR	1,529	1992	2	2	$41,001	$26.82
01122100020000	474 PARK BARRINGTON DR	1,529	1989	2	2	$41,001	$26.82
01122120300000	518 PARK BARRINGTON WAY	1,615	1990	2	2	$43,413	$26.88
01122120100000	446 PARK BARRINGTON DR	1,529	1996	2	2	$41,624	$27.22
01122100110000	406 PARK BARRINGTON DR	1,615	1988	2	2	$44,000	$27.24
01122120360000	506 PARK BARRINGTON WAY	1,615	1991	2	2	$44,000	$27.24
01122090130000	475 PARK BARRINGTON DR	1,615	1989	2	2	$44,000	$27.24
01122120280000	522 PARK BARRINGTON WAY	1,615	1990	2	2	$44,000	$27.24
01122100090000	402 PARK BARRINGTON DR	1,615	1988	2	2	$44,001	$27.25
01122080290000	415 PARK BARRINGTON DR	1,615	1989	2	2	$45,000	$27.86
01122080180000	401 PARK BARRINGTON DR	1,615	1990	2	2	$45,000	$27.86
01122100080000	400 PARK BARRINGTON DR	1,615	1988	2	2	$45,000	$27.86
01122100130000	410 PARK BARRINGTON DR	1,615	1988	2	2	$45,000	$27.86
01122100300000	519 PARK BARRINGTON WAY	1,615	1989	2	2	$45,000	$27.86
01122120330000	512 PARK BARRINGTON WAY	1,615	1989	2	2	$45,000	$27.86
01122120270000	524 PARK BARRINGTON WAY	1,615	1989	2	2	$45,000	$27.86
01122120290000	520 PARK BARRINGTON WAY	1,615	1989	2	2	$45,000	$27.86
01122120110000	448 PARK BARRINGTON DR	1,615	1992	2	2	$45,001	$27.86
01122080130000	411 PARK BARRINGTON DR	1,615	1988	2	2	$45,001	$27.86
01122120120000	450 PARK BARRINGTON DR	1,615	1994	2	2	$45,001	$27.86
01122120090000	444 PARK BARRINGTON DR	1,615	1993	2	2	$45,001	$27.86
01122090040000	491 PARK BARRINGTON DR	1,639	1988	2	2	$46,000	$28.07
01122080170000	403 PARK BARRINGTON DR	1,615	1988	2	2	$46,000	$28.48
01122090030000	493 PARK BARRINGTON DR	1,615	1988	2	2	$46,000	$28.48
01122090160000	467 PARK BARRINGTON DR	1,615	1993	2	2	$46,000	$28.48

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
01122120240000	530 PARK BARRINGTON WAY	1,615	1995	2	2	$46,001	$28.48
01122120250000	528 PARK BARRINGTON WAY	1,615	1995	2	2	$46,001	$28.48
01122090200000	459 PARK BARRINGTON DR	1,544	1994	2	1	$44,000	$28.50
01122090280000		1,615	1994	2	2	$47,000	$29.10
01122090230000		1,615	1998	2	2	$47,000	$29.10
01122100370000		1,615	1989	2	2	$47,000	$29.10
01122080230000		1,615	1989	2	2	$47,000	$29.10
01122120050000		1,615	1994	2	2	$47,000	$29.10
01122090240000		1,615	1994	2	2	$47,000	$29.10
01122080220000		1,615	1989	2	2	$47,000	$29.10
01122090310000		1,615	1994	2	2	$47,001	$29.10
01122090070000		1,615	1988	2	2	$47,001	$29.10
01122090060000		1,615	1988	3	3	$48,000	$29.72
01122090260000		1,615	1994	2	2	$48,001	$29.72
01122080300000		1,615	1997	2	2	$49,000	$30.34
01122120030000		1,615	1997	3	2	$49,001	$30.34
01122120310000		1,615	1989	2	2	$54,000	$33.44
01122100040000		1,615	1988	2	2	$54,001	$33.44
01122080250000		1,615	1989	2	2	$56,000	$34.67
01122120140000		1,615	1991	2	2	$57,000	$35.29
01122100100000	**404 PARK BARRINGTON DR**	**1,615**	**1988**	**2**	**3**	**$63,000**	**$39.01**

Median of all 84 comparables: $28.27 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 10022, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 84 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.

01122090120000	01122100150000	01122080280000	01122120350000	01122120370000
01122100310000	01122120070000	01122100050000	01122090020000	01122100140000
01122100390000	01122120160000	01122100230000	01122100220000	01122100270000
01122100400000	01122120170000	01122100020000	01122120300000	01122120100000
01122100110000	01122120360000	01122090130000	01122120280000	01122100090000
01122120220000	01122120130000	01122090290000	01122100330000	01122080290000
01122080180000	01122100080000	01122100130000	01122100300000	01122120330000
01122120270000	01122120290000	01122120110000	01122080130000	01122120120000
01122120090000	01122090040000	01122080170000	01122090030000	01122090160000
01122120240000	01122120250000	01122090200000	01122120040000	01122120260000
01122100120000	01122080270000	01122100340000	01122090080000	01122090210000
01122100070000	01122080150000	01122120190000	01122080120000	01122090050000
01122100410000	01122090110000	01122100360000	01122090100000	01122090280000
01122090230000	01122100370000	01122080230000	01122120050000	01122090240000
01122080220000	01122090310000	01122090070000	01122120060000	01122090060000
01122090260000	01122090300000	01122080300000	01122120030000	01122120310000
01122100040000	01122080250000	01122120140000	01122090270000	

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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