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	06133070070000
Property address	136 EGAN DR
Township	Hanover (18)
Assessor neighborhood	18020
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$31,000

19.8% of the current assessed value.

COMPARABLES IMPLY

$24,863

Estimated tax effect about $1,302 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,137

SECTION 1

The argument in one paragraph

The Assessor values 1437 other properties in assessor neighborhood 18020 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 $27.38 per square foot. This home is assessed at $34.14 per square foot, which is 25% above that median. Applying the median the Assessor already uses for those neighbors to this home's 908 square feet gives $24,863. 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	908 square feet
Land area	8,078 square feet
Year built	1968
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$31,000
Assessed value per square foot	$34.14

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	1,488
2	Building area within 15% of this home	1,442
3	Built within 15 years of this home	1,439
4	Same building type	1,438
5	Same construction quality grade	1,437

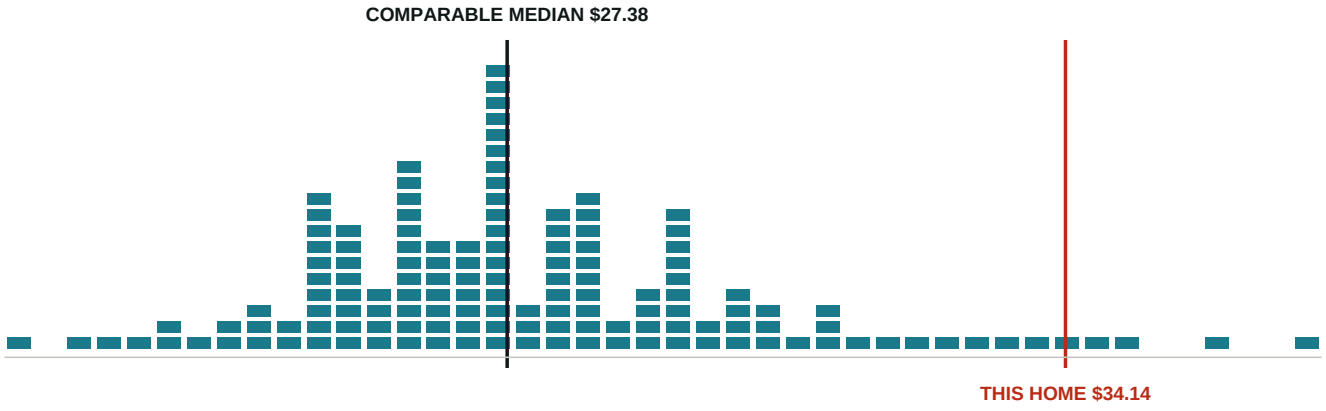
The comparable figure used is the median of all 1437 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1437 properties 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	1,437
Lowest assessed	$21.30 per square foot
25th percentile	$26.03 per square foot
Median	$27.38 per square foot
75th percentile	$28.46 per square foot
Highest assessed	$37.24 per square foot
This home	$34.14 per square foot
Position	assessed above 1430 of the 1437 comparable properties, the 100th percentile



$21.30 per sq ft — 1437 comparable properties by assessed value per square foot, one mark is 12 properties — $37.24 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1437 comparables	$27.38
Building area of this home	908 sq ft
Median multiplied by building area	**$24,863**
Current total assessed value	$31,000
Difference, the reduction requested	**$6,137**

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 $6,137 in assessed value is worth roughly $1,302 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

1437 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 1437 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
06222080220000	320 WALNUT DR	912	1965	3	1	$21,162	$23.20
06222050300000	426 WALNUT DR	912	1966	3	1	$21,211	$23.26
06221040120000	608 RIDGEWOOD RD	912	1969	3	1	$21,896	$24.01
06222030180000	405 W SCHAUMBURG RD	912	1964	2	1	$22,000	$24.12
06222030380000	510 TANGLEWOOD DR	912	1965	3	1	$22,000	$24.12
06222030170000	407 W SCHAUMBURG RD	912	1965	3	1	$22,000	$24.12
06222080160000		912	1963	3	1	$22,182	$24.32
06222030260000		912	1963	3	1	$23,000	$25.22
06222010240000		912	1963	3	1	$23,000	$25.22
06231170250000		912	1963	3	1	$23,000	$25.22
06222080180000		912	1965	2	1	$23,000	$25.22
06222010330000		912	1962	3	1	$23,000	$25.22
06222030360000		912	1964	2	1	$23,000	$25.22
06222090160000		912	1964	3	1	$23,000	$25.22
06222030290000		912	1967	3	1	$23,000	$25.22
06222040100000		912	1962	3	1	$23,000	$25.22
06222010150000		912	1962	3	1	$23,000	$25.22
06231160260000		912	1962	3	1	$23,000	$25.22
06231130210000		912	1955	3	1	$23,000	$25.22
06222030050000		912	1963	3	1	$23,000	$25.22
06222080170000		912	1962	3	1	$23,000	$25.22
06231170260000		912	1964	3	1	$23,000	$25.22
06222030070000		912	1963	3	1	$23,000	$25.22
06222080080000		912	1962	3	1	$23,000	$25.22
06231070030000		912	1957	3	1	$23,000	$25.22
06222040020000		912	1963	2	1	$23,000	$25.22
06222080020000		912	1963	3	1	$23,001	$25.22
06222080070000		912	1962	3	1	$23,001	$25.22
06222040110000		912	1962	2	1	$23,001	$25.22
06222010470000		912	1962	3	1	$23,112	$25.34
06241070450000		912	1971	2	1	$23,764	$26.06
06134120120000		912	1972	3	1	$24,000	$26.32
06222050190000		912	1964	3	1	$24,033	$26.35
06222040120000		912	1962	2	1	$25,000	$27.41
06222010220000		912	1962	3	1	$25,000	$27.41
06222100020000		912	1963	2	1	$25,000	$27.41
06221010120000		912	1968	3	1	$25,000	$27.41
06222080200000		912	1962	3	1	$25,000	$27.41
06221030010000		912	1968	3	1	$25,000	$27.41
06222080060000		912	1962	3	1	$25,000	$27.41

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06222040090000		912	1962	3	1	$25,000	$27.41
06222030270000		912	1966	3	1	$25,000	$27.41
06222010490000		912	1962	3	1	$25,000	$27.41
06222010360000		912	1962	3	2	$25,000	$27.41
06222080050000		912	1963	3	1	$25,000	$27.41
06222010210000		912	1962	3	1	$25,000	$27.41
06222010200000		912	1962	3	1	$25,000	$27.41
06222010230000		912	1964	3	1	$25,000	$27.41
06134060090000		912	1970	2	1	$25,108	$27.53
06241020260000		904	1967	3	1	$25,000	$27.65
06221030060000		912	1971	3	1	$26,000	$28.51
06222090320000		912	1962	2	1	$26,000	$28.51
06222060110000		912	1967	3	1	$26,000	$28.51
06221030140000		912	1968	3	1	$26,000	$28.51
06233050050000		908	1961	3	1	$26,000	$28.63
06134080110000		905	1971	3	1	$26,000	$28.73
06133080280000		908	1968	3	1	$27,001	$29.74
06134080140000		905	1971	3	1	$27,000	$29.83
06134010180000		908	1968	3	2	$28,000	$30.84
06262190270000		911	1964	4	2	$30,001	$32.93
06133070070000	**136 EGAN DR**	**908**	**1968**	**3**	**2**	**$31,000**	**$34.14**

Median of all 1437 comparables: $27.38 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 1437 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.

06262200010000	06241050080000	06232090070000	06231160460000	06232160360000
06241060490000	06234090120000	06231120390000	06232130020000	06231120130000
06234010110000	06222080220000	06222050300000	06222090050000	06231160270000
06231050120000	06234050290000	06232080060000	06234050250000	06232080100000
06234060140000	06264180090000	06232080130000	06264150190000	06231120510000
06251030160000	06261090010000	06233050060000	06222040250000	06222040240000
06234120190000	06231140100000	06231110250000	06231060320000	06231060310000
06231100030000	06234010130000	06233020150000	06222010480000	06221040120000
06231100230000	06231110040000	06232120050000	06233040260000	06231120200000
06233080230000	06233080060000	06231110160000	06231140080000	06231130080000
06231050110000	06231140070000	06231060100000	06233080200000	06222030180000
06222030380000	06222030170000	06134050040000	06234100130000	06233030050000
06232130090000	06222080160000	06231130030000	06231120260000	06232080220000
06231130200000	06231040500000	06231070200000	06233050320000	06231040200000
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06231060400000	06231040520000	06231140140000	06231050020000	06231040380000
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06232040310000	06234080150000	06232030410000	06234060110000	06234090050000
06233070200000	06233070280000	06262130110000	06134170040000	06134050190000
06134050230000	06233040390000	06233040300000	06233040320000	06352040050000
06251070090000	06234040250000	06133110080000	06251060190000	06264200120000
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06233080070000	06234050270000	06231060860000	06233070060000	06233080040000
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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.

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.