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	22283090220000
Property address	1151 AUBURN RD
Township	Lemont (19)
Assessor neighborhood	19025
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Certified value for 2026

ASSESSED NOW

$63,000

12.2% of the current assessed value.

COMPARABLES IMPLY

$55,344

Estimated tax effect about $1,624 a year at a 7% composite rate.

REDUCTION REQUESTED

$7,656

SECTION 1

The argument in one paragraph

The Assessor values 96 other properties in assessor neighborhood 19025 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 $25.16 per square foot. This home is assessed at $28.64 per square foot, which is 14% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,200 square feet gives $55,344. 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	2,200 square feet
Land area	13,761 square feet
Year built	2005
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$63,000
Assessed value per square foot	$28.64

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	366
2	Building area within 15% of this home	96
3	Built within 15 years of this home	96
4	Same building type	96
5	Same construction quality grade	96

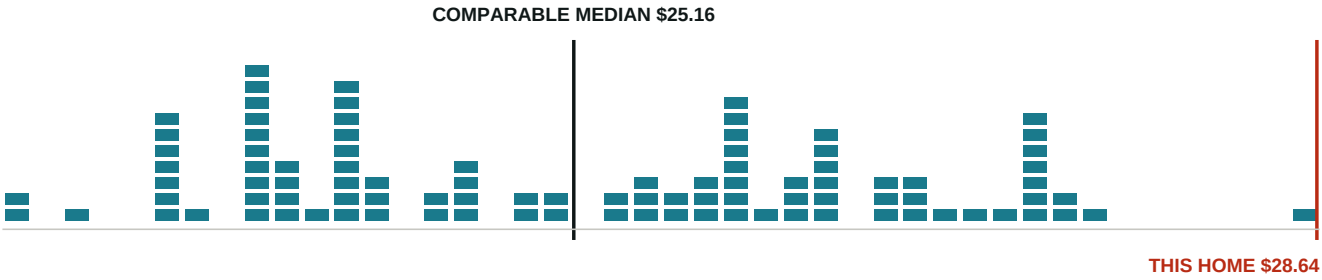
The comparable figure used is the median of all 96 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 96 properties 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	96
Lowest assessed	$22.49 per square foot
25th percentile	$23.84 per square foot
Median	$25.16 per square foot
75th percentile	$26.32 per square foot
Highest assessed	$28.64 per square foot
This home	$28.64 per square foot
Position	assessed above 95 of the 96 comparable properties, the 99th percentile



$22.49 per sq ft — 96 comparable properties by assessed value per square foot, one mark is one property — $28.64 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 96 comparables	$25.16
Building area of this home	2,200 sq ft
Median multiplied by building area	**$55,344**
Current total assessed value	$63,000
Difference, the reduction requested	**$7,656**

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 $7,656 in assessed value is worth roughly $1,624 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

96 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 96 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
22283090160000	1254 PENDLETON DR	2,399	2005	4	2	$57,000	$23.76
22283140360000	1082 BERKLEY LN	2,441	2005	4	2	$58,000	$23.76
22283090130000	1284 PENDLETON DR	2,399	2007	4	2	$57,564	$23.99
22283060240000	1100 COVINGTON DR	2,409	1997	3	2	$58,001	$24.08
22331130190000	14818 ASHFORD DR	2,281	1997	3	2	$55,000	$24.11
22284100130000	1176 COVINGTON DR	2,399	2002	4	2	$58,000	$24.18
22284090180000	1238 COVINGTON DR	2,399	2001	4	2	$58,000	$24.18
22284100200000	1202 COVINGTON DR	2,399	2002	4	2	$58,000	$24.18
22283100250000	1139 BERKLEY LN	2,200	2006	4	2	$53,885	$24.49
22284150060000	1291 MONMOUTH DR	2,399	2001	4	2	$59,000	$24.59
22284150320000	1271 MONMOUTH DR	2,399	2005	4	2	$59,000	$24.59
22284160080000	1230 MONMOUTH DR	2,399	2007	4	2	$59,000	$24.59
22284100190000	1200 COVINGTON DR	2,399	2003	4	2	$59,311	$24.72
22284100260000	1344 ST. VINCENT'S DR	2,399	2001	4	2	$60,000	$25.01
22283100070000	1061 BERKLEY LN	2,399	2004	4	2	$60,001	$25.01
22283050250000	1074 COVINGTON DR	2,127	1995	3	2	$54,001	$25.39
22284100160000	1188 COVINGTON DR	2,161	2003	4	2	$55,000	$25.45
22283100050000	1287 CHATHAM DR	2,161	2001	4	2	$55,000	$25.45
22283060190000	1361 OVERTON DR	2,161	1995	4	2	$55,001	$25.45
22283020090000	1059 NORWALK RD	2,424	2000	4	2	$62,000	$25.58
22283120130000	1286 DURHAM LN	2,399	2002	4	2	$61,400	$25.59
22283050280000	1086 COVINGTON DR	2,091	1997	3	2	$54,000	$25.82
22283050010000	1352 OVERTON DR	2,091	1999	3	2	$54,000	$25.82
22284090260000	1270 COVINGTON DR	2,399	2003	4	2	$62,000	$25.84
22283030140000	1060 NORWALK RD	2,127	1999	3	2	$55,000	$25.86
22283040130000		2,200	1995	4	3	$57,000	$25.91
22284170030000		2,200	2005	4	2	$57,000	$25.91
22284170070000		2,200	2006	4	2	$57,000	$25.91
22283060290000		2,200	2000	4	2	$57,001	$25.91
22283030060000		2,161	1995	3	2	$56,000	$25.91
22283050200000		2,161	2000	4	2	$56,001	$25.91
22283040110000		2,063	1999	3	2	$54,000	$26.18
22283050050000		2,137	1998	3	2	$56,000	$26.20
22283020060000		2,091	2003	3	4	$54,860	$26.24
22283030130000		2,091	1999	3	2	$55,000	$26.30
22283050090000		2,091	1996	3	2	$55,001	$26.30
22284100240000		2,200	2003	4	2	$58,000	$26.36
22283140310000		2,200	2005	4	2	$58,000	$26.36
22284150090000		2,200	2001	4	2	$58,000	$26.36
22283030090000		2,161	1999	4	2	$57,000	$26.38

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
22283140200000		2,295	2004	4	2	$61,000	$26.58
22283100010000		2,295	1995	4	2	$61,000	$26.58
22283050310000		2,143	1998	3	3	$57,000	$26.60
22283130220000		2,091	2001	3	2	$56,000	$26.78
22283080140000		2,091	2006	3	2	$56,000	$26.78
22283100390000		2,200	2005	4	2	$59,000	$26.82
22283100450000		2,399	2005	4	2	$64,445	$26.86
22283140100000		2,295	2004	4	2	$62,000	$27.02
22283040080000		2,063	1996	3	3	$56,000	$27.14
22283120100000		2,091	2001	3	2	$57,000	$27.26
22283120110000		2,091	2001	3	2	$57,000	$27.26
22283090140000		2,091	2005	3	2	$57,000	$27.26
22283120120000		2,091	2001	3	2	$57,000	$27.26
22283060380000		2,127	2001	3	2	$58,000	$27.27
22284090130000		2,200	2001	4	2	$60,000	$27.27
22283030010000		2,161	2001	4	2	$59,000	$27.30
22283130090000		2,295	2001	4	2	$63,000	$27.45
22284090210000		2,295	2004	4	2	$63,000	$27.45
22283070030000		2,143	1997	3	2	$59,001	$27.53
22283060450000		2,200	1999	4	2	$63,000	$28.64
22283090220000	**1151 AUBURN RD**	**2,200**	**2005**	**4**	**2**	**$63,000**	**$28.64**

Median of all 96 comparables: $25.16 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 19025, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 96 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.

22283060270000	22283120080000	22283040190000	22283140330000	22283140270000
22284170160000	22283040260000	22283100020000	22283140210000	22283090020000
22283060390000	22284170130000	22283030150000	22283060360000	22283080120000
22284170140000	22283040310000	22283020070000	22283100290000	22283100300000
22283090050000	22283090160000	22283140360000	22283140130000	22284170010000
22283090130000	22283060240000	22283140220000	22283050130000	22283050260000
22283130010000	22284170060000	22283140060000	22283060180000	22331130190000
22284100130000	22284090180000	22284100200000	22283100250000	22283130030000
22284150060000	22284150320000	22284160080000	22284100190000	22284160100000
22283100270000	22284100260000	22283100070000	22283060150000	22283050250000
22284100160000	22283100050000	22283060190000	22283020090000	22283120130000
22283130200000	22283050280000	22283050010000	22284090260000	22283030140000
22283040130000	22284170030000	22284170070000	22283060290000	22283030060000
22283050200000	22283090210000	22283040110000	22283050050000	22283020060000
22283030130000	22283050090000	22284100240000	22283140310000	22284150090000
22283030090000	22283140200000	22283100010000	22283050310000	22283130220000
22283080140000	22283100390000	22283100450000	22283140100000	22283040080000
22283120100000	22283120110000	22283090140000	22283120120000	22283060380000
22284090130000	22283030010000	22283130090000	22284090210000	22283070030000
22283060450000				

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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