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	04172070430000
Property address	2970 TECHNY RD
Township	Northfield (25)
Assessor neighborhood	25052
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$110,000	**$89,881**	**$20,119**

18.3% of the current assessed value.
Estimated tax effect about $4,267 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 26 other properties in assessor neighborhood 25052 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 $26.41 per square foot. This home is assessed at $32.32 per square foot, which is 22% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,403 square feet gives $89,881. 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	3,403 square feet
Land area	23,800 square feet
Year built	1986
Building type	2 Story
Construction quality	Deluxe
Repair condition	Above Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	5
Full bathrooms	4
Half bathrooms	1

Total assessed value	$110,000
Assessed value per square foot	$32.32

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	1,552
2	Building area within 15% of this home	548
3	Built within 15 years of this home	206
4	Same building type	206
5	Same construction quality grade	26

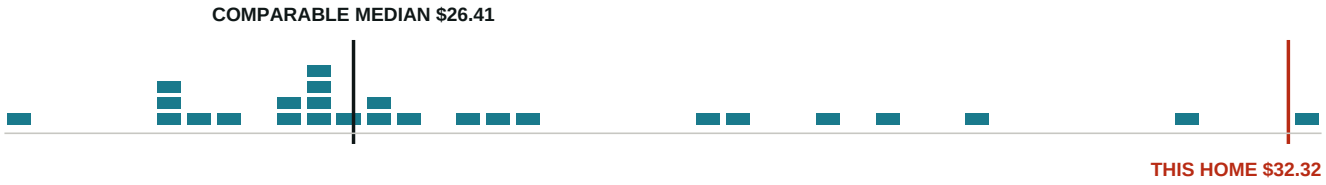
The comparable figure used is the median of all 26 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 26 properties 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	26
Lowest assessed	$24.20 per square foot
25th percentile	$25.92 per square foot
Median	$26.41 per square foot
75th percentile	$28.34 per square foot
Highest assessed	$32.53 per square foot
This home	$32.32 per square foot
Position	assessed above 25 of the 26 comparable properties, the 96th percentile



$24.20 per sq ft — 26 comparable properties by assessed value per square foot, one mark is one property — $32.53 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 26 comparables	$26.41
Building area of this home	3,403 sq ft
Median multiplied by building area	**$89,881**
Current total assessed value	$110,000
Difference, the reduction requested	**$20,119**

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 $20,119 in assessed value is worth roughly $4,267 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 26 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
04174210030000	2838 WOODMERE CT	3,692	1987	4	3	$89,364	$24.20
04202110020000	3035 KAYJAY DR	3,496	1975	6	2	$88,000	$25.17
04172020020000	2975 KEYSTONE RD	3,726	1984	5	2	$94,000	$25.23
04174100140000	2850 FLORAL DR	3,198	1971	5	2	$80,936	$25.31
04174200120000	2129 SCOTCH PINE LN	3,507	1991	4	2	$89,001	$25.38
04172000400000	3157 HUNTINGTON LN	3,580	1991	4	2	$92,000	$25.70
04202110050000	3101 KAYJAY DR	3,626	1975	5	3	$94,000	$25.92
04202100170000	3142 KAYJAY DR	3,165	1976	4	3	$82,060	$25.93
04174110070000	2053 CLOVER RD	3,092	1972	5	3	$80,958	$26.18
04082130090000	2837 CRIMSON CT	3,091	1979	4	2	$81,000	$26.21
04082130130000	2826 CRIMSON CT	3,091	1979	4	2	$81,001	$26.21
04082130160000	2858 CRIMSON CT	3,090	1979	4	2	$81,000	$26.21
04164000420000	2029 MALLARD DR	3,800	1984	5	3	$100,104	$26.34
04202110140000	3165 KAYJAY DR	3,021	1980	4	2	$80,001	$26.48
04174120050000	2140 CLOVER RD	3,092	1972	5	2	$82,000	$26.52
04082130100000	2825 CRIMSON CT	2,912	1982	4	2	$78,001	$26.79
04174130250000	2840 WOODLAND DR	3,360	1979	5	3	$91,001	$27.08
04093020360000	2745 WALTERS AVE	3,698	1988	3	2	$101,000	$27.31
04164000460000	2105 MALLARD DR	3,733	1980	5	3	$102,550	$27.47
04174140100000	2951 CANTERBURY DR	3,214	1972	6	3	$92,000	$28.62
04093180020000	2713 ILLINOIS RD	3,644	1971	5	2	$105,000	$28.81
04093160240000	2755 ROYAL DR	3,544	1971	5	2	$104,001	$29.35
04093170030000	2746 ROYAL DR	3,256	1971	5	3	$97,000	$29.79
04093160200000	2701 OAK AVE	3,030	1971	4	2	$92,000	$30.36
04172020240000	2920 KOEPKE RD	3,219	1983	6	3	$102,000	$31.69
04172070430000	**2970 TECHNY RD**	**3,403**	**1986**	**5**	**4**	**$110,000**	**$32.32**
04161080270000	1915 GREENVIEW RD	2,920	1974	4	3	$95,000	$32.53

Median of all 26 comparables: $26.41 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 25052, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 26 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.

04174210030000	04202110020000	04172020020000	04174100140000	04174200120000
04172000400000	04202110050000	04202100170000	04174110070000	04082130090000
04082130130000	04082130160000	04164000420000	04202110140000	04174120050000
04082130100000	04174130250000	04093020360000	04164000460000	04174140100000
04093180020000	04093160240000	04093170030000	04093160200000	04172020240000
04161080270000				

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.