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	04342020930000
Property address	2409 SWAINWOOD DR
Township	Northfield (25)
Assessor neighborhood	25131
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Certified value for 2026

ASSESSED NOW

$82,974

10.2% of the current assessed value.
Estimated tax effect about $1,789 a year at a 7% composite rate.

COMPARABLES IMPLY

$74,537

REDUCTION REQUESTED

$8,437

SECTION 1

The argument in one paragraph

The Assessor values 43 other properties in assessor neighborhood 25131 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 $31.76 per square foot. This home is assessed at $35.35 per square foot, which is 11% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,347 square feet gives $74,537. 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	2,347 square feet
Land area	9,540 square feet
Year built	1965
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	No Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$82,974
Assessed value per square foot	$35.35

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	183
2	Building area within 15% of this home	54
3	Built within 15 years of this home	44
4	Same building type	44
5	Same construction quality grade	43

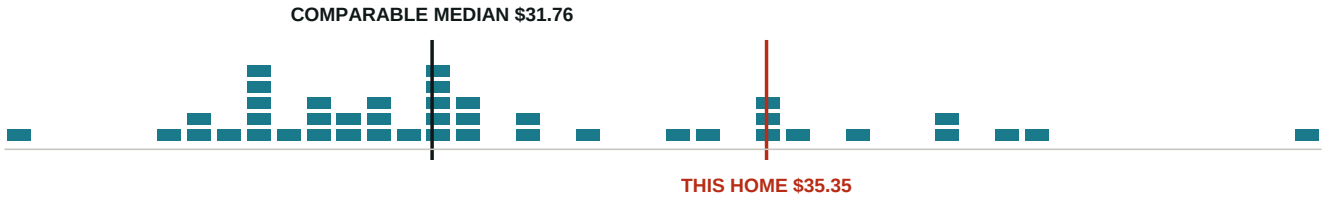
The comparable figure used is the median of all 43 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 43 properties 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	43
Lowest assessed	$27.16 per square foot
25th percentile	$30.26 per square foot
Median	$31.76 per square foot
75th percentile	$34.67 per square foot
Highest assessed	$41.32 per square foot
This home	$35.35 per square foot
Position	assessed above 34 of the 43 comparable properties, the 79th percentile



$27.16 per sq ft — 43 comparable properties by assessed value per square foot, one mark is one property — $41.32 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 43 comparables	$31.76
Building area of this home	2,347 sq ft
Median multiplied by building area	**$74,537**
Current total assessed value	$82,974
Difference, the reduction requested	**$8,437**

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 $8,437 in assessed value is worth roughly $1,789 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 43 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
04341090030000	1004 MEADOWLARK LN	2,614	1965	5	2	$71,000	$27.16
04341100020000	1047 MEADOWLARK LN	2,693	1966	5	2	$78,000	$28.96
04341090180000	1013 ROLLING PASS	2,693	1967	5	2	$78,888	$29.29
04341060090000	2800 KNOLLWOOD LN	2,693	1965	5	2	$79,209	$29.41
04341090020000	1002 MEADOWLARK LN	2,693	1967	5	2	$80,000	$29.71
04341090010000	1000 MEADOWLARK LN	2,620	1967	4	2	$78,000	$29.77
04341090200000	1005 ROLLING PASS	2,582	1967	4	2	$77,001	$29.82
04341090100000	1028 MEADOWLARK LN	2,693	1965	4	2	$80,397	$29.85
04341080220000	2803 KNOLLWOOD LN	2,695	1965	5	2	$80,490	$29.87
04341080250000	2817 KNOLLWOOD LN	2,695	1964	4	2	$80,835	$29.99
04341090210000	1001 ROLLING PASS	2,582	1965	4	2	$77,760	$30.12
04341080170000	1045 ROLLING PASS	2,695	1965	5	2	$81,961	$30.41
04341100060000	1035 MEADOWLARK LN	2,693	1968	5	2	$81,932	$30.42
04341080030000	1008 ROLLING PASS	2,538	1965	5	2	$77,719	$30.62
04341090150000	1025 ROLLING PASS	2,695	1966	5	2	$83,000	$30.80
04341090160000	1021 ROLLING PASS	2,363	1965	5	2	$73,087	$30.93
04341080190000	1040 MEADOWLARK LN	2,480	1967	4	2	$77,200	$31.13
04341100030000	1043 MEADOWLARK LN	2,631	1965	4	2	$82,000	$31.17
04341080120000	1044 ROLLING PASS	2,695	1966	5	2	$84,000	$31.17
04341080210000	1050 MEADOWLARK LN	2,654	1965	4	2	$84,000	$31.65
04341090090000	1024 MEADOWLARK LN	2,522	1965	4	1	$80,000	$31.72
04341090060000	1010 MEADOWLARK LN	2,582	1976	4	2	$82,000	$31.76
04351110100000	1112 WASHINGTON ST	2,550	1967	4	2	$81,000	$31.76
04341070010000	2828 KNOLLWOOD LN	2,481	1966	5	2	$79,000	$31.84
04341080200000	1044 MEADOWLARK LN	2,562	1968	5	2	$81,793	$31.93
04341080080000	1028 ROLLING PASS	2,468	1967	5	2	$79,095	$32.05
04341090070000	1014 MEADOWLARK LN	2,693	1966	5	2	$87,000	$32.31
04342160430000	2318 SWAINWOOD DR	2,662	1966	4	2	$86,000	$32.31
04341030160000	1148 TERRACE LN	2,280	1967	4	2	$74,524	$32.69
04341080240000	2811 KNOLLWOOD LN	2,465	1965	5	2	$81,000	$32.86
04342160330000	2418 SWAINWOOD DR	2,527	1965	4	2	$84,469	$33.43
04351220220000	1311 TINKER WAY	2,434	1964	4	1	$84,000	$34.51
04341010160000	1225 SHERMER RD	2,423	1965	4	2	$84,391	$34.83
04351150090000	2024 GLENVIEW RD	2,459	1966	3	2	$86,773	$35.29
04342020930000	**2409 SWAINWOOD DR**	**2,347**	**1965**	**4**	**2**	**$82,974**	**$35.35**
04342160350000	2410 SWAINWOOD DR	2,171	1966	4	2	$76,756	$35.36
04342160300000	2428 SWAINWOOD DR	2,451	1964	4	2	$87,000	$35.50
04342160320000	2422 SWAINWOOD DR	2,391	1964	4	2	$85,000	$35.55
04342160270000	2433 SWAINWOOD DR	2,296	1964	4	2	$83,575	$36.40
04342160400000	1245 CEDARWOOD LN	2,386	1964	4	3	$89,068	$37.33

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
04342160230000	2417 SWAINWOOD DR	2,382	1965	5	2	$89,100	$37.41
04341030130000	1144 TERRACE LN	2,033	1964	4	2	$77,000	$37.88
04351220050000	1318 PINE ST	2,438	1966	5	2	$93,000	$38.15
04342140160000	2321 SWAINWOOD DR	2,517	1964	5	2	$104,000	$41.32

Median of all 43 comparables: $31.76 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 25131, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 43 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.

04341090030000	04341100020000	04341090180000	04341060090000	04341090020000
04341090010000	04341090200000	04341090100000	04341080220000	04341080250000
04341090210000	04341080170000	04341100060000	04341080030000	04341090150000
04341090160000	04341080190000	04341100030000	04341080120000	04341080210000
04341090090000	04341090060000	04351110100000	04341070010000	04341080200000
04341080080000	04341090070000	04342160430000	04341030160000	04341080240000
04342160330000	04351220220000	04341010160000	04351150090000	04342160350000
04342160300000	04342160320000	04342160270000	04342160400000	04342160230000
04341030130000	04351220050000	04342140160000		

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.