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	27064070050000
Property address	14169 CREEKSIDE DR
Township	Orland (28)
Assessor neighborhood	28011
Property class	234 Single-family, split level with basement
Assessment stage	Mailed value for 2026

ASSESSED NOW

$48,000

10.3% of the current assessed value.

COMPARABLES IMPLY

$43,033

Estimated tax effect about $1,054 a year at a 7% composite rate.

REDUCTION REQUESTED

$4,967

SECTION 1

The argument in one paragraph

The Assessor values 152 other properties in assessor neighborhood 28011 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 $27.93 per square foot. This home is assessed at $31.15 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,541 square feet gives $43,033. 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	1,541 square feet
Land area	10,290 square feet
Year built	2001
Building type	Split Level
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	3
Half bathrooms	None recorded

Total assessed value	$48,000
Assessed value per square foot	$31.15

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	284
2	Building area within 15% of this home	253
3	Built within 15 years of this home	153
4	Same building type	153
5	Same construction quality grade	152

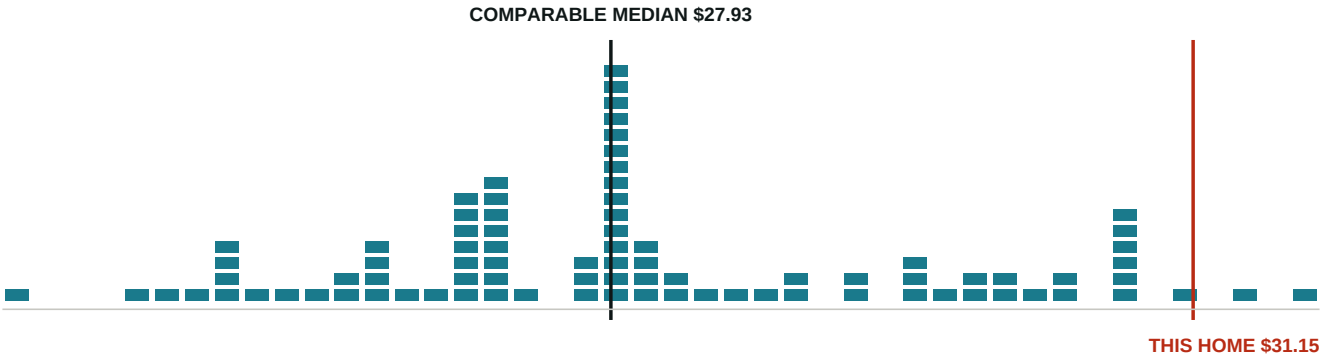
The comparable figure used is the median of all 152 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 152 properties 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	152
Lowest assessed	$24.56 per square foot
25th percentile	$27.13 per square foot
Median	$27.93 per square foot
75th percentile	$29.20 per square foot
Highest assessed	$31.85 per square foot
This home	$31.15 per square foot
Position	assessed above 148 of the 152 comparable properties, the 97th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 152 comparables	$27.93
Building area of this home	1,541 sq ft
Median multiplied by building area	**$43,033**
Current total assessed value	$48,000
Difference, the reduction requested	**$4,967**

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 $4,967 in assessed value is worth roughly $1,054 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

152 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 152 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
27071080170000	11744 GLENVIEW DR	1,469	1986	3	1	$38,000	$25.87
27071080160000	11736 GLENVIEW DR	1,469	1986	3	1	$38,001	$25.87
27071140060000	14660 MAPLE CREEK DR	1,507	1987	3	1	$39,000	$25.88
27071080010000	11592 GLENVIEW DR	1,572	1986	3	2	$41,000	$26.08
27072030240000	14441 CREEKCROSSING DR	1,556	1986	4	2	$41,000	$26.35
27073100010000	14697 MAPLE CREEK DR	1,512	1987	4	1	$40,000	$26.46
27071040090000	14532 PINEWOOD CT	1,548	1987	4	1	$41,000	$26.49
27071080150000	11728 GLENVIEW DR	1,469	1986	3	1	$39,000	$26.55
27072050120000	14442 CREEKCROSSING DR	1,542	1988	3	2	$41,000	$26.59
27071100240000	14413 LAKEWOOD DR	1,542	1986	3	2	$41,000	$26.59
27071080210000	14372 LAKEWOOD LN	1,493	1986	3	1	$40,000	$26.79
27072030260000	14453 CREEKCROSSING DR	1,556	1986	4	2	$42,000	$26.99
27071050150000	14348 STREAMWOOD DR	1,548	1986	4	2	$42,000	$27.13
27071050030000	14470 STREAMWOOD DR	1,548	1986	4	2	$42,000	$27.13
27071060050000	14380 PINEWOOD DR	1,548	1986	4	2	$42,000	$27.13
27071070150000	14369 STREAMWOOD DR	1,548	1986	4	2	$42,000	$27.13
27071040030000	14525 PINEWOOD CT	1,548	1986	4	2	$42,001	$27.13
27071100010000	11727 BROOKVIEW LN	1,507	1986	3	1	$41,000	$27.21
27072090120000	14601 MESQUITE DR	1,504	1986	3	2	$41,000	$27.26
27072070030000	14508 CREEKVIEW DR	1,504	1986	3	1	$41,001	$27.26
27071070140000		1,548	1986	4	2	$43,000	$27.78
27071090170000		1,504	1986	3	2	$42,000	$27.93
27072080130000		1,504	1986	3	2	$42,000	$27.93
27071100220000		1,504	1987	3	2	$42,000	$27.93
27071100230000		1,504	1986	3	2	$42,000	$27.93
27072050250000		1,504	1986	3	2	$42,000	$27.93
27072050200000		1,504	1986	3	2	$42,000	$27.93
27071100020000		1,504	1986	3	2	$42,000	$27.93
27072080240000		1,504	1987	3	2	$42,000	$27.93
27072090110000		1,504	1988	3	2	$42,000	$27.93
27071090150000		1,504	1986	3	2	$42,000	$27.93
27071100160000		1,504	1986	3	2	$42,000	$27.93
27071110050000		1,504	1986	3	2	$42,000	$27.93
27072090090000		1,504	1988	3	2	$42,000	$27.93
27072050210000		1,504	1986	3	2	$42,000	$27.93
27072090070000		1,504	1986	3	2	$42,000	$27.93
27071110020000		1,504	1986	3	2	$42,000	$27.93
27071080320000		1,504	1987	3	2	$42,000	$27.93
27071100080000		1,504	1986	3	2	$42,000	$27.93
27071110030000		1,504	1986	3	2	$42,000	$27.93

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
27072050220000		1,504	1987	3	2	$42,000	$27.93
27071100040000		1,504	1986	3	2	$42,000	$27.93
27071110070000		1,504	1988	3	2	$42,000	$27.93
27072080090000		1,504	1986	3	2	$42,000	$27.93
27072080040000		1,504	1986	3	2	$42,000	$27.93
27071100210000		1,504	1988	3	2	$42,000	$27.93
27071100100000		1,504	1986	3	2	$42,000	$27.93
27071090230000		1,504	1986	3	2	$42,001	$27.93
27072030090000		1,504	1986	3	2	$42,001	$27.93
27071090190000		1,504	1986	3	2	$42,001	$27.93
27071100110000		1,504	1986	3	2	$43,000	$28.59
27064160230000		1,541	1999	4	2	$45,000	$29.20
27064040170000		1,541	1998	4	3	$45,000	$29.20
27064140150000		1,541	2000	4	3	$45,000	$29.20
27064040110000		1,541	1999	4	3	$46,000	$29.85
27064030230000		1,600	1997	3	2	$48,000	$30.00
27064060140000		1,541	1999	4	2	$47,000	$30.50
27064070030000		1,541	2001	4	3	$48,000	$31.15
27064070050000	**14169 CREEKSIDE DR**	**1,541**	**2001**	**4**	**3**	**$48,000**	**$31.15**
27071110060000		1,504	1986	3	2	$47,730	$31.74
27071100170000		1,504	1986	3	2	$47,900	$31.85

Median of all 152 comparables: $27.93 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 28011, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 152 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.

27072050290000	27064070140000	27064050050000	27071080310000	27061070180000
27064040040000	27064020260000	27064020200000	27071080170000	27071080160000
27071140060000	27072030130000	27071080010000	27064060170000	27072030240000
27073100010000	27071040090000	27061140090000	27071080150000	27071080130000
27071080100000	27072050120000	27071100240000	27064040020000	27071130060000
27071090030000	27071080210000	27072030260000	27064040130000	27064090010000
27064070220000	27064070200000	27064130080000	27064130100000	27063070220000
27064140020000	27071050150000	27071050030000	27071060050000	27071070150000
27071040030000	27071100010000	27072090220000	27072090230000	27071090040000
27071090080000	27072030230000	27072030220000	27071090140000	27072080010000
27071080190000	27071090060000	27071090070000	27072060040000	27071080240000
27071080230000	27072090120000	27072070030000	27071090090000	27073060100000
27063120220000	27063070270000	27063080130000	27071070140000	27064040060000
27071080110000	27071090170000	27072080130000	27071100220000	27071100230000
27072050250000	27072050200000	27071100020000	27072080240000	27072090110000
27071090150000	27071100160000	27071110050000	27072090090000	27072050210000
27072090070000	27071110020000	27071080320000	27071100080000	27071110030000
27072050220000	27071100040000	27071110070000	27072080090000	27072080040000
27071100210000	27071100100000	27071090230000	27072030090000	27071090190000
27071020030000	27071120080000	27073090100000	27073060120000	27071140020000
27073090090000	27064020140000	27061180060000	27064030140000	27064140160000
27064040090000	27064020080000	27071100110000	27072110040000	27064040030000
27071060130000	27063070260000	27064140180000	27064160230000	27064040170000
27064140150000	27072030010000	27061130140000	27064150090000	27064130120000
27063070190000	27064140100000	27061070280000	27064020220000	27064040110000
27064050100000	27061120050000	27064030230000	27071080070000	27071080050000
27071080080000	27064140070000	27064020110000	27073080120000	27064020250000
27064140040000	27064060140000	27072060110000	27071080270000	27071090270000
27071080360000	27072060090000	27072060130000	27071090180000	27071090200000
27072110080000	27072070040000	27071100190000	27064070030000	27064020010000
27071110060000	27071100170000			

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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