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	27173100140000
Property address	11050 W DOVER CT
Township	Orland (28)
Assessor neighborhood	28100
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$83,000	**$74,150**	**$8,850**

10.7% of the current assessed value.
Estimated tax effect about $1,877 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 933 other properties in assessor neighborhood 28100 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 $21.71 per square foot. This home is assessed at $24.30 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,415 square feet gives $74,150. 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	3,415 square feet
Land area	13,365 square feet
Year built	2001
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$83,000
Assessed value per square foot	$24.30

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	1,240
2	Building area within 15% of this home	1,013
3	Built within 15 years of this home	984
4	Same building type	984
5	Same construction quality grade	933

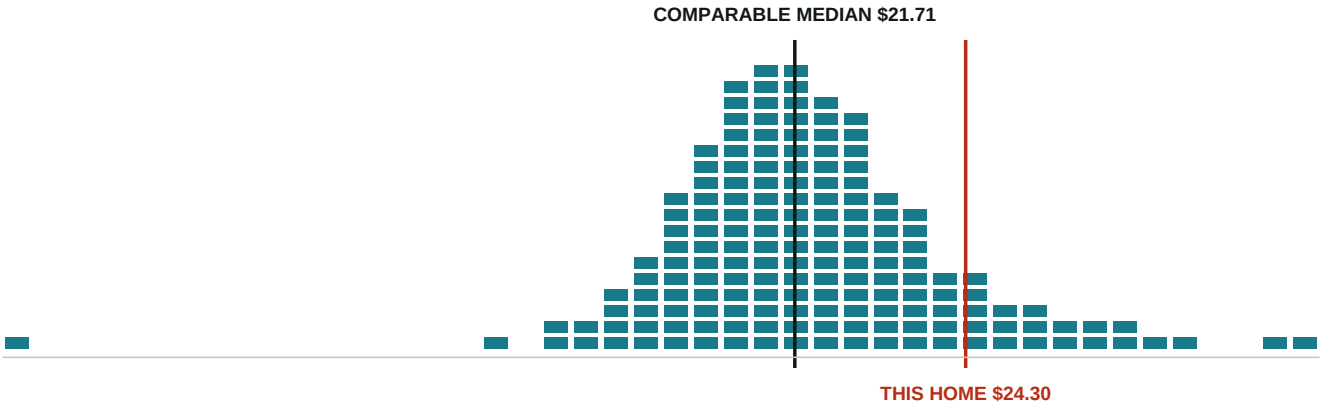
The comparable figure used is the median of all 933 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 933 properties 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	933
Lowest assessed	$9.69 per square foot
25th percentile	$20.72 per square foot
Median	$21.71 per square foot
75th percentile	$22.86 per square foot
Highest assessed	$29.67 per square foot
This home	$24.30 per square foot
Position	assessed above 849 of the 933 comparable properties, the 91st percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 933 comparables	$21.71
Building area of this home	3,415 sq ft
Median multiplied by building area	**$74,150**
Current total assessed value	$83,000
Difference, the reduction requested	**$8,850**

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 $8,850 in assessed value is worth roughly $1,877 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

933 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 933 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
27051040110000	11133 WOODSTOCK DR	3,399	1992	3	2	$64,000	$18.83
27292120150000	16913 HIGHBUSH RD	3,437	1994	4	2	$65,000	$18.91
27302020170000	11350 STEEPLECHASE PKY	3,434	1996	4	2	$65,000	$18.93
27302030140000	16852 STEEPLECHASE PKY	3,430	1996	4	3	$66,000	$19.24
27292120130000		3,424	1993	4	2	$67,000	$19.57
27292090030000		3,419	1990	5	3	$67,000	$19.60
27322020040000		3,420	1997	4	2	$68,000	$19.88
27302040010000		3,403	1999	4	2	$68,000	$19.98
27291080080000		3,432	1996	4	2	$69,000	$20.10
27322090110000		3,436	1998	4	2	$70,000	$20.37
27291130070000		3,421	2007	3	2	$70,000	$20.46
27322110080000		3,414	1998	4	2	$70,000	$20.50
27292130010000		3,388	1992	4	2	$70,000	$20.66
27294070060000		3,432	1996	4	3	$71,000	$20.69
27322150100000		3,430	1998	4	2	$71,000	$20.70
27294090120000		3,426	1995	4	2	$71,000	$20.72
27292150050000		3,423	1991	5	2	$71,000	$20.74
27322120100000		3,421	1998	4	2	$71,000	$20.75
27293050060000		3,415	1997	4	2	$71,000	$20.79
27294090070000		3,415	1995	4	2	$71,000	$20.79
27112120060000		3,398	1998	4	3	$71,000	$20.89
27292050020000		3,440	1990	5	3	$72,000	$20.93
27051060140000		3,389	1992	4	3	$71,000	$20.95
27293130190000		3,435	1998	4	3	$72,000	$20.96
27322040030000		3,425	2000	4	2	$72,000	$21.02
27294120110000		3,424	1995	4	2	$72,000	$21.03
27293090210000		3,419	2001	4	2	$72,000	$21.06
27293050110000		3,415	1999	4	2	$72,000	$21.08
27293040110000		3,415	1999	4	2	$72,000	$21.08
27292210070000		3,414	2002	5	2	$72,000	$21.09
27322050050000		3,406	1997	4	2	$72,000	$21.14
27051040180000		3,406	1994	4	2	$72,000	$21.14
27053090170000		3,418	1996	4	2	$73,000	$21.36
27023120020000		3,410	2001	4	3	$73,000	$21.41
27292210140000		3,402	1998	4	2	$73,194	$21.51
27322050230000		3,442	2001	4	2	$74,099	$21.53
27291050170000		3,390	1999	4	2	$73,000	$21.53
27294130060000		3,417	1998	4	2	$74,000	$21.66
27023200040000		3,416	2001	4	3	$74,000	$21.66
27023130010000		3,410	2001	4	3	$74,000	$21.70

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
27294130050000		3,395	2003	4	2	$74,000	$21.80
27322090180000		3,417	1998	4	4	$75,000	$21.95
27292110240000		3,407	2005	5	2	$75,000	$22.01
27292070020000		3,442	1999	4	3	$76,000	$22.08
27294230110000		3,396	2001	4	2	$75,000	$22.08
27292170020000		3,428	2001	4	2	$76,000	$22.17
27173090030000		3,424	1995	4	2	$76,000	$22.20
27173060020000		3,432	1995	4	2	$79,000	$23.02
27292110130000		3,401	1992	4	3	$78,500	$23.08
27292010180000		3,417	2005	4	3	$81,000	$23.71
27174050080000		3,427	2004	4	2	$83,000	$24.22
27293130280000		3,435	2004	5	5	$83,300	$24.25
27173040160000		3,404	1994	4	2	$82,600	$24.27
27171030200000		3,416	2002	5	2	$83,000	$24.30
27173100140000	**11050 W DOVER CT**	**3,415**	**2001**	**4**	**2**	**$83,000**	**$24.30**
27171030210000		3,426	2003	4	2	$85,000	$24.81
27174040070000		3,433	2004	4	3	$88,000	$25.63
27174040310000		3,435	2011	4	2	$90,000	$26.20
27053080270000		3,391	2008	4	3	$89,000	$26.25
27173140080000		3,400	2003	4	4	$90,000	$26.47
27174040350000		3,424	2016	4	2	$91,000	$26.58

Median of all 933 comparables: $21.71 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 28100, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 933 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.

27294180210000	27322020100000	27112090100000	27112090110000	27291040030000
27121040150000	27121040020000	27291050080000	27292150040000	27302080030000
27112090090000	27112090080000	27291050180000	27112110120000	27291070040000
27292150020000	27112100080000	27112100050000	27291060050000	27112090050000
27112100060000	27322020030000	27302050020000	27051040110000	27053100030000
27293090080000	27302020120000	27121040060000	27292120150000	27302020170000
27292060060000	27302070100000	27292130050000	27302030060000	27302070030000
27302070170000	27302070060000	27302020130000	27322110100000	27292200130000
27121040080000	27292070070000	27291030110000	27302030140000	27292110140000
27292100060000	27292050160000	27302050040000	27112090140000	27302070160000
27291070020000	27292050050000	27322120040000	27302030200000	27291060140000
27291060170000	27053080090000	27293060050000	27291040050000	27292060070000
27322040100000	27322100180000	27292150070000	27051040050000	27292210010000
27294200120000	27112110090000	27294060070000	27292120130000	27292090030000
27291060130000	27302030090000	27291050060000	27291060070000	27294040060000
27294160070000	27054040120000	27292090120000	27292120110000	27291050140000
27051040040000	27292120100000	27292160080000	27051060090000	27292190070000
27292150030000	27023130120000	27023210190000	27294080070000	27322060130000
27053110020000	27302070010000	27292120140000	27291060090000	27023110150000
27322070040000	27322020040000	27294070070000	27112100030000	27294130020000
27292090070000	27292210090000	27292200110000	27053080070000	27291030030000
27292180060000	27322130120000	27322130010000	27112090340000	27302040010000
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27322130020000	27023110100000	27291050090000	27023140070000	27292090040000
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27293090190000	27302080020000	27294160220000	27291050030000	27294200020000
27302070070000	27322120070000	27023130050000	27023110060000	27023210090000
27023210110000	27302070020000	27291060020000	27053050040000	27292120160000
27291080130000	27302070110000	27293130200000	27292060030000	27294160010000
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27173110220000	27173030020000	27292150180000	27173040110000	27173030090000
27023210050000	27291160040000	27173040130000	27173040060000	27292210160000
27053060070000	27291170120000	27173060160000	27293030170000	27023180040000
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27171080260000	27081090180000	27294220220000	27291180040000	27291000410000
27173120300000	27081010010000	27294240030000		

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.