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	27174040350000
Property address	15633 JULIES WAY
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

$91,000

15.4% of the current assessed value.

COMPARABLES IMPLY

$76,985

Estimated tax effect about $2,973 a year at a 7% composite rate.

REDUCTION REQUESTED

$14,015

SECTION 1

The argument in one paragraph

The Assessor values 373 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 $22.48 per square foot. This home is assessed at $26.58 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,424 square feet gives $76,985. 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	3,424 square feet
Land area	11,468 square feet
Year built	2016
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$91,000
Assessed value per square foot	$26.58

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	1,009
3	Built within 15 years of this home	373
4	Same building type	373
5	Same construction quality grade	373

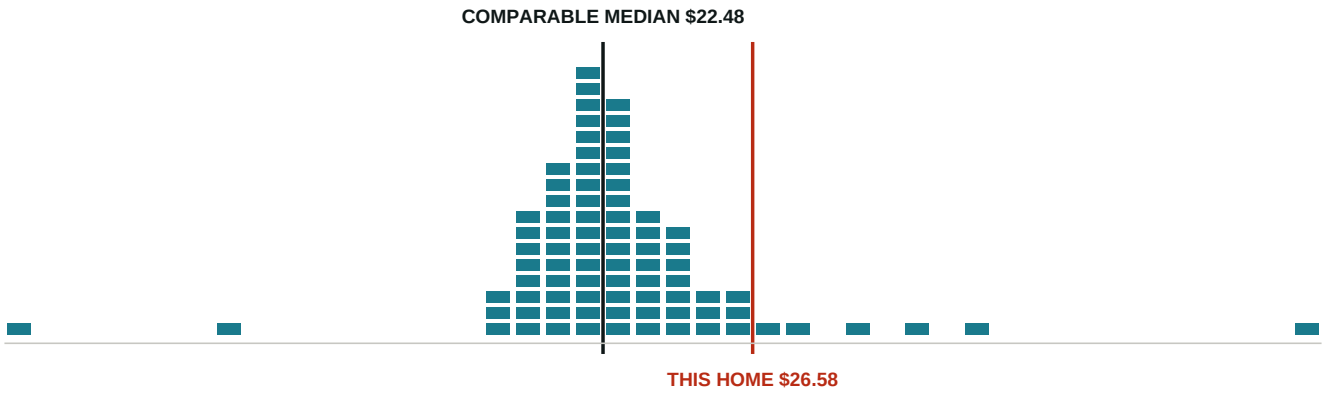
The comparable figure used is the median of all 373 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 373 properties 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	373
Lowest assessed	$6.11 per square foot
25th percentile	$21.52 per square foot
Median	$22.48 per square foot
75th percentile	$23.66 per square foot
Highest assessed	$42.14 per square foot
This home	$26.58 per square foot
Position	assessed above 360 of the 373 comparable properties, the 97th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 373 comparables	$22.48
Building area of this home	3,424 sq ft
Median multiplied by building area	**$76,985**
Current total assessed value	$91,000
Difference, the reduction requested	**$14,015**

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 $14,015 in assessed value is worth roughly $2,973 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

373 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 373 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
27112100030000	8100 143RD PL	3,369	2002	3	2	$67,000	$19.89
27291130070000	16809 SHERIDAN'S TRL	3,421	2007	3	2	$70,000	$20.46
27023110030000	8751 W 140TH ST	3,444	2007	4	2	$71,000	$20.62
27294160090000	10417 EMERALD AVE	3,486	2001	4	2	$72,000	$20.65
27023210170000	14143 RAVENSWOOD DR	3,467	2001	4	2	$72,000	$20.77
27023110170000	14120 S 88TH AVE	3,483	2001	4	2	$73,000	$20.96
27023210070000	14116 85TH AVE	3,483	2001	4	2	$73,000	$20.96
27292180050000	10440 GREAT EGRET DR	3,483	2003	4	3	$73,000	$20.96
27293090210000		3,419	2001	4	2	$72,000	$21.06
27292210070000		3,414	2002	5	2	$72,000	$21.09
27023190060000		3,494	2001	4	3	$74,000	$21.18
27294230140000		3,348	2001	4	2	$71,000	$21.21
27023160080000		3,483	2001	4	2	$74,000	$21.25
27023220030000		3,479	2001	4	2	$74,000	$21.27
27023160060000		3,467	2002	4	2	$74,000	$21.34
27023220120000		3,466	2001	4	2	$74,000	$21.35
27023120020000		3,410	2001	4	3	$73,000	$21.41
27023140060000		3,445	2001	4	3	$74,000	$21.48
27294170280000		3,349	2002	4	2	$72,000	$21.50
27322050230000		3,442	2001	4	2	$74,099	$21.53
27292200040000		3,471	2002	4	3	$75,000	$21.61
27023200040000		3,416	2001	4	3	$74,000	$21.66
27023130010000		3,410	2001	4	3	$74,000	$21.70
27294200140000		3,495	2001	4	3	$76,000	$21.75
27294130050000		3,395	2003	4	2	$74,000	$21.80
27023150040000		3,384	2003	4	2	$74,000	$21.87
27292110240000		3,407	2005	5	2	$75,000	$22.01
27294230110000		3,396	2001	4	2	$75,000	$22.08
27292170020000		3,428	2001	4	2	$76,000	$22.17
27023170080000		3,460	2003	5	3	$77,000	$22.25
27023120030000		3,488	2001	4	2	$77,800	$22.31
27023210010000		3,479	2002	4	4	$78,000	$22.42
27023220130000		3,368	2006	4	3	$76,000	$22.57
27293090160000		3,467	2001	4	2	$78,263	$22.57
27292210030000		3,454	2001	4	3	$78,000	$22.58
27023180060000		3,451	2001	4	4	$78,000	$22.60
27293150070000		3,445	2007	4	2	$78,000	$22.64
27023210100000		3,479	2003	4	4	$79,000	$22.71
27291160040000		3,463	2005	4	3	$79,000	$22.81
27023180040000		3,470	2001	4	3	$79,315	$22.86

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
27302100010000		3,360	2018	4	2	$78,000	$23.21
27294080140000		3,445	2004	4	3	$80,000	$23.22
27023130140000		3,359	2002	4	2	$78,355	$23.33
27174020080000		3,466	2004	4	2	$82,000	$23.66
27053030070000		3,378	2006	4	2	$80,000	$23.68
27292010180000		3,417	2005	4	3	$81,000	$23.71
27023180190000		3,380	2001	4	3	$81,735	$24.18
27174050080000		3,427	2004	4	2	$83,000	$24.22
27293130280000		3,435	2004	5	5	$83,300	$24.25
27174060110000		3,379	2004	4	2	$82,000	$24.27
27174020160000		3,379	2004	4	2	$82,000	$24.27
27171030200000		3,416	2002	5	2	$83,000	$24.30
27173100140000		3,415	2001	4	2	$83,000	$24.30
27291180190000		3,492	2020	4	3	$86,000	$24.63
27174060050000		3,353	2004	4	2	$83,000	$24.75
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	**15633 JULIES WAY**	**3,424**	**2016**	**4**	**2**	**$91,000**	**$26.58**

Median of all 373 comparables: $22.48 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 373 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.

27171100160000	27171100170000	27292210010000	27294160070000	27023130120000
27023210190000	27023110150000	27112100030000	27292210090000	27292180060000
27294170250000	27023090040000	27023110140000	27023110100000	27023140070000
27023200140000	27294230030000	27023110160000	27294230070000	27294160220000
27023130050000	27023110060000	27023210090000	27023210110000	27112090400000
27023110180000	27023170060000	27292130420000	27293130120000	27023180020000
27291130070000	27023200020000	27023160070000	27291130040000	27292210020000
27023110030000	27294230060000	27294160090000	27294220230000	27023210140000
27294170260000	27023130160000	27292060140000	27023210170000	27023140120000
27023140110000	27291040110000	27023170120000	27023200120000	27023210080000
27023140010000	27023180210000	27023170020000	27291140070000	27023110170000
27023210070000	27292180050000	27023160030000	27023180030000	27023180090000
27023190010000	27293090210000	27053150060000	27293120060000	27292210070000
27023200070000	27023120050000	27322090030000	27293140060000	27023180080000
27023190060000	27294230140000	27294170270000	27292200050000	27294220070000
27023160080000	27023220030000	27023220100000	27294220030000	27023160060000
27023220120000	27023170010000	27294200040000	27023140130000	27023120020000
27322070080000	27291140040000	27294170240000	27053080390000	27023140060000
27294170300000	27294170280000	27023110200000	27023130100000	27322050230000
27294210030000	27294160130000	27292210080000	27023220020000	27292200040000
27302020010000	27023110110000	27053080380000	27023200040000	27294160190000
27294160210000	27023130010000	27023210160000	27293140040000	27294200140000
27294160030000	27294130050000	27174030020000	27174030060000	27322080010000
27023110120000	27023150040000	27294170290000	27294220090000	27291120030000
27023170140000	27023110190000	27302050060000	27294130130000	27294160100000
27322060200000	27322060230000	27294170320000	27294210010000	27293150100000
27292110240000	27023180070000	27023150010000	27291160140000	27023220110000
27291130100000	27291150020000	27294230110000	27294220200000	27294170230000
27294170220000	27023210120000	27023130040000	27023190030000	27174040030000
27023210130000	27294160150000	27322030070000	27291120060000	27291120050000
27292170020000	27292190040000	27294160200000	27294230100000	27023120120000
27292210040000	27023180010000	27294230130000	27294130150000	27292220010000
27293130340000	27322070020000	27023220160000	27023170080000	27023120030000
27174030070000	27292210200000	27302060010000	27023160050000	27294160160000
27302100030000	27023180120000	27023140200000	27293130310000	27293130390000
27293130240000	27023120070000	27023210220000	27023130020000	27023210010000
27174050100000	27294220160000	27023110010000	27292010150000	27174040170000
27174040320000	27291180120000	27293130230000	27294220130000	27293130140000
27294130160000	27294130120000	27023120010000	27023220130000	27293090160000
27293130330000	27292210030000	27023180060000	27294220080000	27293150070000
27294160040000	27293130210000	27023140080000	27023140100000	27174020100000
27023120110000	27292180010000	27294160140000	27294220040000	27294160170000
27292130460000	27023220060000	27023160140000	27023170050000	27023130090000
27023170100000	27023210020000	27023210100000	27174040100000	27023150030000
27291140120000	27291170070000	27023140090000	27023210050000	27291160040000

27291170120000	27023180040000	27023150020000	27294200110000	27174020090000
27294080170000	27023190070000	27023160100000	27291170140000	27174060010000
27294200130000	27291180080000	27294080150000	27023170070000	27291180160000
27023180140000	27293130370000	27294240010000	27023130110000	27023220070000
27291140190000	27053080310000	27053160100000	27294230080000	27294200030000
27023160010000	27302100010000	27294130170000	27291130080000	27294080140000
27292110230000	27291120010000	27023110050000	27174040230000	27291150060000
27023130060000	27023130140000	27294130070000	27023160110000	27291140110000
27294160120000	27293140020000	27023140160000	27023180150000	27174050040000
27294230010000	27292110250000	27174060120000	27293130350000	27292050220000
27023220050000	27023110070000	27023170030000	27023120090000	27174020080000
27291160020000	27053030070000	27174040210000	27023150060000	27023090030000
27292010180000	27023190040000	27053150070000	27294080130000	27293130260000
27023180200000	27294230040000	27174050070000	27174040290000	27023180100000
27023180170000	27174060060000	27293150060000	27294130180000	27174020140000
27023180190000	27053080280000	27294170310000	27174050080000	27294220190000
27293130280000	27294080110000	27174060110000	27174020160000	27171030200000
27053090080000	27023220170000	27173100140000	27293130110000	27294080160000
27174040180000	27294020320000	27023120100000	27174050030000	27293150030000
27291180190000	27174040270000	27291160160000	27023120040000	27174060050000
27294240090000	27171030210000	27023200010000	27023180050000	27023190050000
27302060100000	27174040220000	27173140180000	27174050020000	27292110270000
27294020270000	27294240100000	27294240280000	27291150030000	27173040280000
27174040140000	27053070090000	27174040280000	27291140030000	27174040070000
27294020250000	27291170180000	27174060100000	27302100020000	27023180180000
27174020150000	27294220060000	27293090150000	27291160150000	27174040340000
27174040310000	27053080270000	27294020220000	27023170090000	27173140080000
27174040120000	27053080250000	27081090180000	27174040190000	27294220220000
27291180040000	27291130110000	27294090160000	27174040110000	27294240030000
27171100130000	27083010490000	27171090040000		

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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