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	07221060130000
Property address	250 MOHAVE ST
Township	Schaumburg (35)
Assessor neighborhood	35020
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$36,000	**$29,040**	**$6,960**

19.3% of the current assessed value.
Estimated tax effect about $1,476 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1090 other properties in assessor neighborhood 35020 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 $22.41 per square foot. This home is assessed at $27.78 per square foot, which is 24% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,296 square feet gives $29,040. 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	1,296 square feet
Land area	10,318 square feet
Year built	1957
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Slab
Central air	No Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$36,000
Assessed value per square foot	$27.78

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	1,707
2	Building area within 15% of this home	1,108
3	Built within 15 years of this home	1,095
4	Same building type	1,093
5	Same construction quality grade	1,090

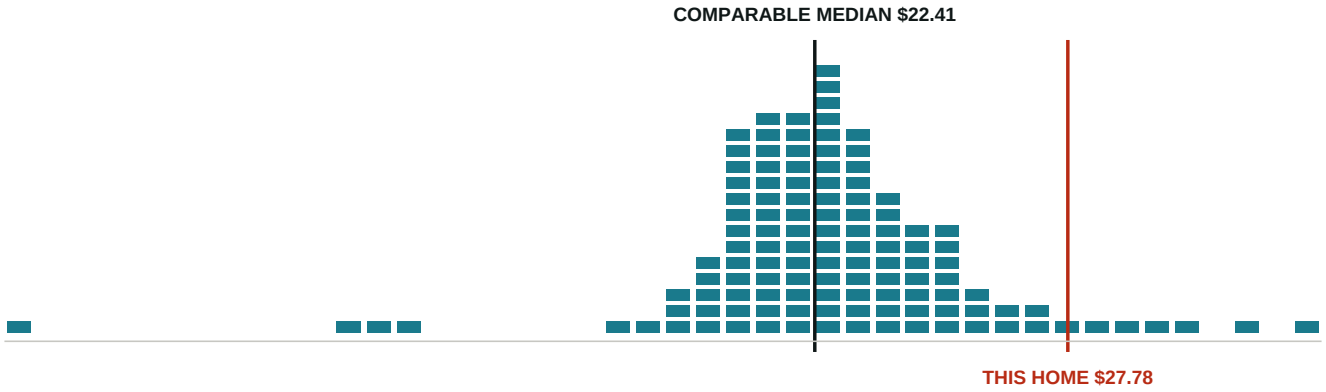
The comparable figure used is the median of all 1090 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1090 properties 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	1,090
Lowest assessed	$5.21 per square foot
25th percentile	$21.41 per square foot
Median	$22.41 per square foot
75th percentile	$23.81 per square foot
Highest assessed	$33.16 per square foot
This home	$27.78 per square foot
Position	assessed above 1069 of the 1090 comparable properties, the 98th percentile



$5.21 per sq ft — 1090 comparable properties by assessed value per square foot, one mark is 10 properties — $33.16 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1090 comparables	$22.41
Building area of this home	1,296 sq ft
Median multiplied by building area	**$29,040**
Current total assessed value	$36,000
Difference, the reduction requested	**$6,960**

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 $6,960 in assessed value is worth roughly $1,476 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

1090 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 1090 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
07212090130000	120 ILLINOIS BLVD	1,296	1958	3	1	$24,684	$19.05
07153220260000		1,296	1958	3	1	$26,135	$20.17
07153220280000		1,296	1958	3	1	$26,183	$20.20
07153190130000		1,296	1960	3	1	$26,279	$20.28
07153190040000		1,296	1957	3	1	$26,721	$20.62
07212040120000		1,296	1957	3	1	$27,000	$20.83
07221070090000		1,296	1955	3	1	$27,082	$20.90
07153230200000		1,296	1962	3	1	$27,236	$21.02
07153200070000		1,296	1958	3	1	$27,393	$21.14
07153200090000		1,296	1959	3	1	$27,406	$21.15
07153200130000		1,296	1958	3	1	$27,479	$21.20
07221060100000		1,296	1958	3	1	$27,679	$21.36
07153180060000		1,296	1957	3	1	$28,000	$21.60
07153200220000		1,296	1958	3	1	$28,000	$21.60
07153230100000		1,296	1957	3	1	$28,000	$21.60
07221100100000		1,296	1957	3	1	$28,000	$21.60
07212040130000		1,296	1957	3	1	$28,000	$21.60
07212090120000		1,296	1957	3	1	$28,000	$21.60
07153200190000		1,296	1957	3	1	$28,000	$21.60
07153190140000		1,296	1957	3	1	$28,000	$21.60
07212040020000		1,296	1957	3	1	$28,000	$21.60
07153180070000		1,296	1957	3	1	$28,000	$21.60
07153230150000		1,296	1958	3	1	$28,000	$21.60
07153200050000		1,296	1957	3	1	$28,000	$21.60
07221090080000		1,296	1957	3	1	$28,000	$21.60
07212120070000		1,296	1957	3	1	$28,000	$21.60
07212090040000		1,296	1959	3	1	$28,248	$21.80
07153220030000		1,296	1958	3	1	$28,505	$21.99
07153190190000		1,296	1957	3	1	$28,611	$22.08
07221110120000		1,296	1957	3	1	$28,867	$22.27
07221080110000		1,296	1959	3	1	$28,909	$22.31
07153200100000		1,296	1958	3	1	$29,000	$22.38
07212110040000		1,296	1954	3	1	$29,000	$22.38
07221080120000		1,296	1957	4	1	$29,000	$22.38
07153230030000		1,296	1957	4	1	$29,000	$22.38
07221060160000		1,296	1957	3	1	$29,000	$22.38
07221080090000		1,296	1957	3	1	$29,000	$22.38
07153230120000		1,296	1957	3	1	$29,000	$22.38
07221070070000		1,296	1956	3	1	$29,000	$22.38
07221100080000		1,296	1957	3	1	$29,000	$22.38

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07153220020000		1,296	1959	3	1	$29,000	$22.38
07153220100000		1,296	1957	3	1	$29,000	$22.38
07212090050000		1,296	1957	3	1	$29,000	$22.38
07153220250000		1,296	1957	3	1	$29,000	$22.38
07212040150000		1,296	1957	3	1	$29,000	$22.38
07212110070000		1,296	1954	3	1	$29,000	$22.38
07221080130000		1,296	1957	3	1	$29,000	$22.38
07153230160000		1,296	1957	3	1	$29,000	$22.38
07212090160000		1,296	1957	2	1	$29,000	$22.38
07153230060000		1,296	1957	3	1	$29,000	$22.38
07153220210000		1,296	1957	3	1	$29,000	$22.38
07221110020000		1,296	1957	3	1	$29,000	$22.38
07221070130000		1,296	1954	3	1	$29,000	$22.38
07221080060000		1,296	1957	3	1	$29,000	$22.38
07221070150000		1,296	1954	3	1	$29,001	$22.38
07153200030000		1,296	1958	3	1	$30,000	$23.15
07153190080000		1,296	1958	3	1	$30,000	$23.15
07153200020000		1,296	1957	3	1	$30,000	$23.15
07221090210000		1,296	1957	3	1	$30,000	$23.15
07153190110000		1,296	1957	3	1	$30,000	$23.15
07221060130000	**250 MOHAVE ST**	**1,296**	**1957**	**3**	**1**	**$36,000**	**$27.78**

Median of all 1090 comparables: $22.41 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 35020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 1090 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.

07164170050000	07212020110000	07164170060000	07164190030000	07212080120000
07153070070000	07143100090000	07153100190000	07154020030000	07212230160000
07153200060000	07154020110000	07212090130000	07212180070000	07212220060000
07143050110000	07153070050000	07153110220000	07143050310000	07143080210000
07164160020000	07153120090000	07153120070000	07212080090000	07154080040000
07212070090000	07162070030000	07154150070000	07154080050000	07153120150000
07164080200000	07154120150000	07164100250000	07164080190000	07153120180000
07153070090000	07153060040000	07153060070000	07153060020000	07153120200000
07153120010000	07153040120000	07153120190000	07143100110000	07154050230000
07153090200000	07154060170000	07154180050000	07153140050000	07154070230000
07153120230000	07164150030000	07154160060000	07154040210000	07154110070000
07154030070000	07154110010000	07154120100000	07212070020000	07162050130000
07154190120000	07154140060000	07212080220000	07212040100000	07162150150000
07153220260000	07152000140000	07212070030000	07162100190000	07152010120000
07143050010000	07164150130000	07153220280000	07153190050000	07154160010000
07153100050000	07162080080000	07162070080000	07153190130000	07162110130000
07162100060000	07143080150000	07154050120000	07153120220000	07164160060000
07212190070000	07153030030000	07153040070000	07153100010000	07212040180000
07164230270000	07164230250000	07143070080000	07153130180000	07153120170000
07153130210000	07153110130000	07153120040000	07153110060000	07153110230000
07153110020000	07153130230000	07153120120000	07153060060000	07153040220000
07153120030000	07153070160000	07153130070000	07153130030000	07153060090000
07143050040000	07143040120000	07212080180000	07221110110000	07154180070000
07154060060000	07143120080000	07162040050000	07164050100000	07164090020000
07164120080000	07164050160000	07164230260000	07153040190000	07154060070000
07154090170000	07153190040000	07221080050000	07143050360000	07162150040000
07164160130000	07164040080000	07154170040000	07221110150000	07153090030000
07162090070000	07154070180000	07212040280000	07164180100000	07143050280000
07164120090000	07212070200000	07143050120000	07162030060000	07143100180000
07143070060000	07154040020000	07154120160000	07154050140000	07154020040000
07154060190000	07154050030000	07154050190000	07154110080000	07154040100000
07154040120000	07154110040000	07154140130000	07154150030000	07154070110000
07154110100000	07212110010000	07164050080000	07212080100000	07154090110000
07164070140000	07154030090000	07164120120000	07153150250000	07164100300000
07221090100000	07154100030000	07143090140000	07212220090000	07153190210000
07154120080000	07212040120000	07143080130000	07153130160000	07143090120000
07153230090000	07143050160000	07143100100000	07143090150000	07143080230000
07164250060000	07212190350000	07154080060000	07164060110000	07154100120000
07164110100000	07162140120000	07153190200000	07153150190000	07154100110000
07152030090000	07152060100000	07143060080000	07152010070000	07141130050000
07221070090000	07212180140000	07154080110000	07143060070000	07154080140000
07212180130000	07154070160000	07164070010000	07164070100000	07152030010000
07212220220000	07141090050000	07153230200000	07154180010000	07212190180000
07154130120000	07164100110000	07212060250000	07164070200000	07164100120000
07212190330000	07221050020000	07164070180000	07212200050000	07153200070000

07164080100000	07164080080000	07164070120000	07212190020000	07164090140000
07153200090000	07143050330000	07164140190000	07212070010000	07221100030000
07162060150000	07143100070000	07221110100000	07153200130000	07153200200000
07212070140000	07212190060000	07153040020000	07212200140000	07162050150000
07154160110000	07164140150000	07164120040000	07164200090000	07154060050000
07164120140000	07154020050000	07212200210000	07154140020000	07143140130000
07154070020000	07153170100000	07221060100000	07154060030000	07154100140000
07212120050000	07153040050000	07153100180000	07154060140000	07154180040000
07154140080000	07154040050000	07154060130000	07154060110000	07154140030000
07154140120000	07154140100000	07154150170000	07154040040000	07154040170000
07154130040000	07154050150000	07154030020000	07154060040000	07154050220000
07154070050000	07154050010000	07154040150000	07154130070000	07154140050000
07154150020000	07154040010000	07154140070000	07154130100000	07154120030000
07154120120000	07154150160000	07212170050000	07212190150000	07164070060000
07212150060000	07212230040000	07212040260000	07212190100000	07212230070000
07212200120000	07212230140000	07164050180000	07162120290000	07162120220000
07212200100000	07141080060000	07154030060000	07143120040000	07221090040000
07212070160000	07153130170000	07154080120000	07221110180000	07212000080000
07221110080000	07143060100000	07143100140000	07212030010000	07143040140000
07212230090000	07141090010000	07153180060000	07153200220000	07153230100000
07221100100000	07212040130000	07212090120000	07153200190000	07153190140000
07212040020000	07153180070000	07153230150000	07153200050000	07221090080000
07212120070000	07162050080000	07162080020000	07212090070000	07164230200000
07143050050000	07162020040000	07153090190000	07212040270000	07164040110000
07154090020000	07164050020000	07212190030000	07143050230000	07162080160000
07212060200000	07164080140000	07162150130000	07212070180000	07212020080000
07162110040000	07162110170000	07162070050000	07212040110000	07141100040000
07212090090000	07162080110000	07164120100000	07164150150000	07164040010000
07162080060000	07221070120000	07153200140000	07164100020000	07153040150000
07153140240000	07153170090000	07212070170000	07153140030000	07153140170000
07153090180000	07154100170000	07153040130000	07153160030000	07212060130000
07212060150000	07212060240000	07212050020000	07153100110000	07153220200000
07162040090000	07162040030000	07212090040000	07212200070000	07153230070000
07164250010000	07164270090000	07164220050000	07164040290000	07164230080000
07164040280000	07153100150000	07154100040000	07153120100000	07153070110000
07153130140000	07153060100000	07153060150000	07153130040000	07153060140000
07153120140000	07162090020000	07153170030000	07154060090000	07153190120000
07143140030000	07212120130000	07164230150000	07164060070000	07164250100000
07164130130000	07212180110000	07212150130000	07212180060000	07164180150000
07152020010000	07153050230000	07162150160000	07164140060000	07212080020000
07154090090000	07212080080000	07143040090000	07152040170000	07164080090000
07153220030000	07162120150000	07154150010000	07141070110000	07212090150000
07152020050000	07164200020000	07212080190000	07164140010000	07164180060000
07164140040000	07164130020000	07164200100000	07164180090000	07164150180000
07164110020000	07164140180000	07164140170000	07212180160000	07164150050000
07164150090000	07164100260000	07164100090000	07164100190000	07141060070000
07153190190000	07153180010000	07164230060000	07153050100000	07162110140000
07154080090000	07212060190000	07153190100000	07164090050000	07152000060000
07143080030000	07143050270000	07154150180000	07212220170000	07221090030000
07143060130000	07152010060000	07212060030000	07164100160000	07162110060000
07154090080000	07212080170000	07164050070000	07164070030000	07162110030000
07212200190000	07221110120000	07164100210000	07212060140000	07154100080000
07154080100000	07154100200000	07143040060000	07152060120000	07152010080000

07154090180000	07143040030000	07143060230000	07153170110000	07154090210000
07221080110000	07162160090000	07152000090000	07153130100000	07221110140000
07153200160000	07153210010000	07153030010000	07212000070000	07153200100000
07212110040000	07221080120000	07153230030000	07221060160000	07221080090000
07153230120000	07221070070000	07221100080000	07153220020000	07153220100000
07212090050000	07153220250000	07212040150000	07212110070000	07221080130000
07153230160000	07212090160000	07153230060000	07153220210000	07221110020000
07221070130000	07221080060000	07221070150000	07143060570000	07164090090000
07153230180000	07154130090000	07154170010000	07153050050000	07153170120000
07153050190000	07153210070000	07153050010000	07153030050000	07212100010000
07153100170000	07153030040000	07153040200000	07153160100000	07153100040000
07153040040000	07153150210000	07153040080000	07153040090000	07152020160000
07212190130000	07153180100000	07153150240000	07153150080000	07143050030000
07143050190000	07164230220000	07154170030000	07162130050000	07162130160000
07162110150000	07164130090000	07153090170000	07164230070000	07164270110000
07153100160000	07153070220000	07153060130000	07153070010000	07152030150000
07153050120000	07221060060000	07212040030000	07212060230000	07154070200000
07143040100000	07212220150000	07162160080000	07162150120000	07162150060000
07164060120000	07143140120000	07164120070000	07212210030000	07164070150000
07212220080000	07164070070000	07212170040000	07164050130000	07141040090000
07212120020000	07212160100000	07212000060000	07212160260000	07152060090000
07162160070000	07164110170000	07162030030000	07162120180000	07153040230000
07143060430000	07153170020000	07141120110000	07212090140000	07152020150000
07212160170000	07164070110000	07164080170000	07164080210000	07212210080000
07164050090000	07164050140000	07153050040000	07153210060000	07164270030000
07164180130000	07153090090000	07143060560000	07162160190000	07153090020000
07141120120000	07154190040000	07154020100000	07154030040000	07154190060000
07154070080000	07154120010000	07154140010000	07154170060000	07154120140000
07162150260000	07212190260000	07143060310000	07212210070000	07212040350000
07212190310000	07212190050000	07212210010000	07212200060000	07164050120000
07212050090000	07143060640000	07212090020000	07154100060000	07152050080000
07153160050000	07143060350000	07143050060000	07154170120000	07143060020000
07141030130000	07154100020000	07143040170000	07152010140000	07154090250000
07154090260000	07141030040000	07221090200000	07153220090000	07154030100000
07143040020000	07141050100000	07141120010000	07152000160000	07152030180000
07141080070000	07152060010000	07141070180000	07212180020000	07212180010000
07164090120000	07162060040000	07212190340000	07141090060000	07221060040000
07164060100000	07212040320000	07162140150000	07162090110000	07153050080000
07152050120000	07212030020000	07212070110000	07212080010000	07212050120000
07153200030000	07153190080000	07153200020000	07221090210000	07153190110000
07153200180000	07153230110000	07153150290000	07162130070000	07152040050000
07221110060000	07153200110000	07141080120000	07221080040000	07153050250000
07153170050000	07212050100000	07212070040000	07153050150000	07212050080000
07153140040000	07153040210000	07153050070000	07212030030000	07212080110000
07153210020000	07153050200000	07153150140000	07153170010000	07212030070000
07212080030000	07212080070000	07153050110000	07153140100000	07153170070000
07212080240000	07153170080000	07212060210000	07212070120000	07153140120000
07153050090000	07153050220000	07153140140000	07153150150000	07153140160000
07153140210000	07212030040000	07153100030000	07153140230000	07212060120000
07221090110000	07164110090000	07141130020000	07141070120000	07153140250000
07143060010000	07152030140000	07141050060000	07162120140000	07212000050000
07153090140000	07153090240000	07153090150000	07153090080000	07153090070000
07212030130000	07152020080000	07152000080000	07162070070000	07162160200000

07153180110000	07141040080000	07164170080000	07164130070000	07143040150000
07154170130000	07153190090000	07141080030000	07153070120000	07164230040000
07164090030000	07162090100000	07164040020000	07212050110000	07152050040000
07212080140000	07212220160000	07154190100000	07154070100000	07154130150000
07154040060000	07164160120000	07164200010000	07164180120000	07164150120000
07164120190000	07164180040000	07164190010000	07164180070000	07164150170000
07154090050000	07153160060000	07221080030000	07212000030000	07141030060000
07212210100000	07143110010000	07143150020000	07143140100000	07153150040000
07212020130000	07141130040000	07162110090000	07164150220000	07143060270000
07153140220000	07153220120000	07153140190000	07164110130000	07152060130000
07143040190000	07152040120000	07154080130000	07143050020000	07154090130000
07141120030000	07143040210000	07141050050000	07141120080000	07143040080000
07152040140000	07154100100000	07154100210000	07154100070000	07141030100000
07141040140000	07154100220000	07154080070000	07164050110000	07164120150000
07162130150000	07164130220000	07143050220000	07153090230000	07153110050000
07164040300000	07221080080000	07212040040000	07221100020000	07221080070000
07221090010000	07152050070000	07141070010000	07141040010000	07162110180000
07162140090000	07212160150000	07152050060000	07221090120000	07141040120000
07212020020000	07153050170000	07153040160000	07212080200000	07212020010000
07212030060000	07212060170000	07212060270000	07212020040000	07153040170000
07153050030000	07212070100000	07153100130000	07153140070000	07153040060000
07212020100000	07162060080000	07162100140000	07162080050000	07162020070000
07162090120000	07162100120000	07162040020000	07162020060000	07162160210000
07162150290000	07162150070000	07162110080000	07164270150000	07153090160000
07221110030000	07212080050000	07162150140000	07162130090000	07212040070000
07153150070000	07212150140000	07221090060000	07164090110000	07141030010000
07141120040000	07141110090000	07141080090000	07152050030000	07152030160000
07152020100000	07152030020000	07152000120000	07141060040000	07141100080000
07141030030000	07153140150000	07164040270000	07164230020000	07164230100000
07164040090000	07164040310000	07164240060000	07164110150000	07164130180000
07164230090000	07164110160000	07164230230000	07164040260000	07154070190000
07164230030000	07152040090000	07141070130000	07152000050000	07154090220000
07154090120000	07141060060000	07154090200000	07154190080000	07141050040000
07141110020000	07141040070000	07141110120000	07154100160000	07143040040000
07164200070000	07162130100000	07212220020000	07153200080000	07141110050000
07152040060000	07143040050000	07141110010000	07141090040000	07152040010000
07141110100000	07162110200000	07153200040000	07162130030000	07162110160000
07162130110000	07162140140000	07162140160000	07162140110000	07162140040000
07141100100000	07153150120000	07153050060000	07162130020000	07153160020000
07141060080000	07162100170000	07162100090000	07162030010000	07162080170000
07162030080000	07162020030000	07162100080000	07162100030000	07162030100000
07154140140000	07162160110000	07212150210000	07162150110000	07141100130000
07141070060000	07141030090000	07141100020000	07141120140000	07212200180000
07164150040000	07212190010000	07141060100000	07153130220000	07153070080000
07212230110000	07212160180000	07154080010000	07164180050000	07164230120000
07164150140000	07164230290000	07164230280000	07164230210000	07164130080000
07164120020000	07164260020000	07164070160000	07164130210000	07152030080000
07153230010000	07153190060000	07141040020000	07141090070000	07152060060000
07141070090000	07154090070000	07152050140000	07152020210000	07152060070000
07152050150000	07143040200000	07152040070000	07141120050000	07141060050000
07152000150000	07152020120000	07152060050000	07152030170000	07154090230000
07141040100000	07162120030000	07162140220000	07212070070000	07212030050000
07212060110000	07212150180000	07152020140000	07152010030000	07162140010000

07212080160000	07164190060000	07164150200000	07164230240000	07164180010000
07152060140000	07164100010000	07141130030000	07141110030000	07152020020000
07212120120000	07143060030000	07141050110000	07164230110000	07164110040000
07164230300000	07143060260000	07164100050000	07152050160000	07212210120000
07154040080000	07153150020000	07212210110000	07153150230000	07153140200000
07153150180000	07153160070000	07153150270000	07162150220000	07212150160000
07141030020000	07212230130000	07164210040000	07221080010000	07152000130000
07152020130000	07141100030000	07152050130000	07141120020000	07152050010000
07152050100000	07152020230000	07162160130000	07153150130000	07153040180000
07143060630000	07162140100000	07221010430000	07162130080000	07164070170000
07221010420000	07152040160000	07141050020000	07152030040000	07164160070000
07212060220000	07162140180000	07152040110000	07164180020000	07141040030000
07153140080000	07153210120000	07143060520000	07154090030000	07143060420000
07154090150000	07153220130000	07143060580000	07164170110000	07141070190000

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.