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	07272120040000
Property address	516 JULI DR
Township	Schaumburg (35)
Assessor neighborhood	35072
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW

$54,000

11.1% of the current assessed value.
Estimated tax effect about $1,276 a year at a 7% composite rate.

COMPARABLES IMPLY

$47,984

REDUCTION REQUESTED

$6,016

SECTION 1

The argument in one paragraph

The Assessor values 174 other properties in assessor neighborhood 35072 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 $23.67 per square foot. This home is assessed at $26.64 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,027 square feet gives $47,984. 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	2,027 square feet
Land area	9,100 square feet
Year built	1986
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$54,000
Assessed value per square foot	$26.64

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	630
2	Building area within 15% of this home	174
3	Built within 15 years of this home	174
4	Same building type	174
5	Same construction quality grade	174

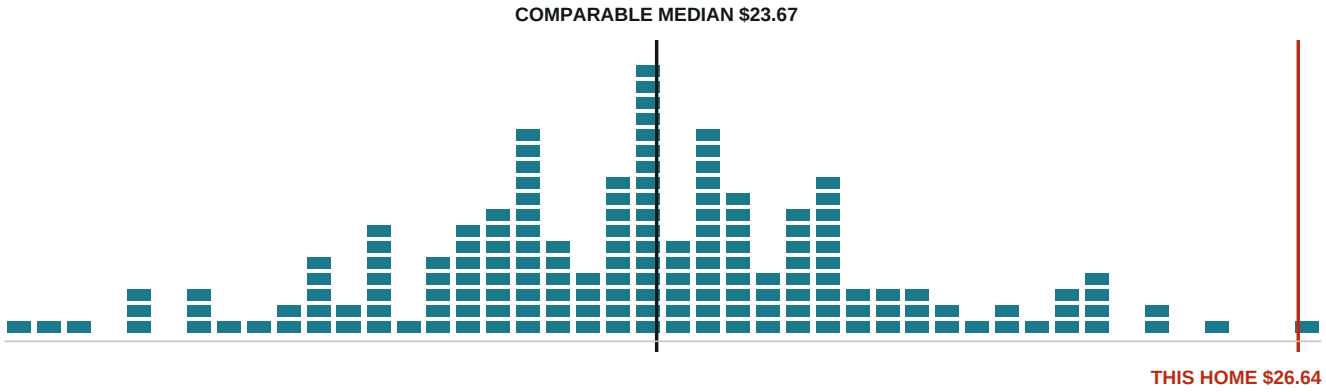
The comparable figure used is the median of all 174 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 174 properties 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	174
Lowest assessed	$20.66 per square foot
25th percentile	$22.92 per square foot
Median	$23.67 per square foot
75th percentile	$24.27 per square foot
Highest assessed	$26.75 per square foot
This home	$26.64 per square foot
Position	assessed above 173 of the 174 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 174 comparables	$23.67
Building area of this home	2,027 sq ft
Median multiplied by building area	**$47,984**
Current total assessed value	$54,000
Difference, the reduction requested	**$6,016**

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 $6,016 in assessed value is worth roughly $1,276 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

174 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 174 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
07273070180000	811 LONG MEADOW DR	2,212	1978	4	2	$46,000	$20.80
07273070100000	838 PHEASANT WALK DR	2,142	1977	4	2	$45,500	$21.24
07274200040000	33 SHORE DR	2,078	1984	5	2	$45,937	$22.11
07273040500000	809 PHEASANT WALK DR	2,212	1977	4	2	$49,376	$22.32
07273040520000	813 PHEASANT WALK DR	2,212	1977	4	2	$49,376	$22.32
07274160260000	13 KINGSPORT DR	2,045	1976	3	1	$46,723	$22.85
07263060180000	1125 CARRIAGE LN	2,181	1982	4	2	$49,940	$22.90
07273040630000	849 PHEASANT WALK DR	2,203	1977	4	2	$50,572	$22.96
07273070240000	129 HUNTERS CIR	2,212	1977	4	2	$50,795	$22.96
07273070080000	846 PHEASANT WALK DR	2,212	1980	4	2	$50,827	$22.98
07263010300000	604 NORTH POINT DR	2,107	1980	4	2	$48,538	$23.04
07273040660000	909 PHEASANT WALK DR	2,212	1977	4	2	$51,000	$23.06
07274160300000	941 TRACY CT	2,211	1984	3	1	$51,000	$23.07
07273070110000	834 PHEASANT WALK DR	2,076	1977	4	2	$47,928	$23.09
07273040290000		2,212	1977	4	2	$51,239	$23.16
07274210090000		2,158	1985	4	2	$50,056	$23.20
07273040740000		2,212	1977	4	2	$51,324	$23.20
07273040770000		2,212	1978	4	2	$51,435	$23.25
07273070010000		2,212	1977	4	2	$51,551	$23.31
07274160050000		2,024	1976	4	3	$47,320	$23.38
07273070170000		2,212	1977	4	2	$51,740	$23.39
07273040470000		2,212	1979	4	2	$51,853	$23.44
07274160120000		2,024	1976	4	2	$47,500	$23.47
07274160020000		2,024	1977	4	2	$47,519	$23.48
07274160240000		2,156	1977	4	1	$51,000	$23.65
07273040710000		2,212	1977	4	2	$52,351	$23.67
07274160090000		2,197	1976	4	2	$52,000	$23.67
07274220100000		2,070	1985	3	1	$49,072	$23.71
07273070250000		2,212	1978	4	2	$52,525	$23.75
07272120090000		2,167	1985	3	2	$51,547	$23.79
07273040600000		2,212	1978	4	2	$52,619	$23.79
07274150180000		2,140	1976	4	2	$51,000	$23.83
07273070150000		2,076	1978	4	2	$49,643	$23.91
07263010260000		2,064	1978	4	2	$49,435	$23.95
07273070210000		2,212	1977	4	2	$53,000	$23.96
07273040670000		2,124	1977	4	2	$51,000	$24.01
07274160060000		2,024	1978	4	2	$48,615	$24.02
07273040340000		2,212	1982	4	2	$53,238	$24.07
07274220070000		2,072	1984	3	1	$50,000	$24.13
07274150050000		2,140	1976	4	2	$52,000	$24.30

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
07274210120000		2,138	1984	4	2	$52,000	$24.32
07274200060000		2,176	1984	4	2	$53,000	$24.36
07274160140000		2,156	1977	4	2	$53,000	$24.58
07274160280000		2,114	1978	4	2	$52,001	$24.60
07273040460000		2,076	1978	4	2	$51,232	$24.68
07274210100000		2,100	1984	4	2	$52,000	$24.76
07273040190000		2,133	1971	3	2	$53,000	$24.85
07274200100000		2,078	1985	4	1	$52,000	$25.02
07274160520000		2,109	1984	4	2	$53,000	$25.13
07273040370000		2,135	1977	4	2	$54,000	$25.29
07273040780000		2,076	1977	4	2	$53,001	$25.53
07274220090000		2,035	1984	4	2	$52,000	$25.55
07274160030000		2,024	1976	4	2	$52,000	$25.69
07274160110000		2,024	1976	4	2	$52,000	$25.69
07274160070000		2,024	1977	4	2	$52,000	$25.69
07274160100000		2,024	1976	4	2	$52,001	$25.69
07274200090000		2,078	1984	4	2	$54,000	$25.99
07273040440000		2,076	1977	4	2	$54,000	$26.01
07263010480000		2,169	1981	4	2	$57,000	$26.28
07272120040000	**516 JULI DR**	**2,027**	**1986**	**4**	**2**	**$54,000**	**$26.64**
07263010450000		2,131	1981	3	2	$57,000	$26.75

Median of all 174 comparables: $23.67 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 35072, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 174 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.

07274190040000	07273070180000	07274180440000	07274180270000	07273070100000
07274170420000	07274180070000	07274170220000	07274180150000	07274200140000
07274180300000	07274170280000	07274170390000	07263020150000	07274180560000
07274230130000	07274200040000	07274190210000	07274150150000	07274170160000
07273040500000	07273040520000	07274190170000	07274170330000	07274170090000
07263030070000	07274190390000	07274180570000	07351140430000	07274180050000
07274180220000	07263020120000	07274170240000	07274170430000	07274190260000
07274170320000	07274180110000	07274170410000	07274170300000	07274160260000
07274210010000	07263020050000	07263060180000	07274180290000	07273040630000
07273070240000	07273070080000	07274190120000	07274190010000	07274190110000
07274190340000	07274180510000	07274180330000	07263010300000	07273040660000
07274160300000	07274170190000	07273070110000	07351140530000	07351140650000
07274180140000	07273040290000	07271100030000	07274210090000	07273040740000
07274190370000	07273040770000	07273070010000	07274160050000	07273070170000
07274200020000	07273040470000	07263010540000	07274190190000	07274190200000
07274180360000	07274190160000	07274160120000	07274160020000	07274170030000
07274180030000	07274180020000	07263060090000	07351140640000	07274160240000
07273040710000	07274160090000	07274170360000	07274180550000	07274180390000
07274170340000	07274170250000	07274180580000	07274180130000	07274170230000
07274190250000	07274190150000	07274180480000	07274220100000	07274210180000
07273070250000	07272120090000	07273040600000	07274150180000	07274190380000
07274180620000	07274190400000	07273070150000	07273040360000	07263010260000
07274170150000	07274170180000	07274170130000	07274180060000	07273070210000
07351140090000	07263050170000	07273040670000	07274160060000	07263020210000
07274150130000	07263030010000	07274160460000	07273040340000	07274190140000
07274180280000	07274220070000	07263050090000	07263040220000	07351150220000
07274160500000	07274150050000	07274210120000	07274180540000	07274190410000
07274200060000	07274170140000	07274170080000	07273040580000	07273040610000
07273070020000	07273070040000	07273070130000	07273040420000	07273040400000
07273040560000	07273040640000	07273040700000	07263010340000	07274160140000
07274160280000	07273040460000	07274210100000	07351140630000	07273040190000
07273040270000	07273070050000	07263050290000	07274200100000	07274160520000
07273040550000	07273040370000	07351140590000	07273040780000	07274220090000
07263010310000	07274160030000	07274160110000	07274160070000	07274160100000
07274200090000	07273040440000	07263010480000	07263010450000	

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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