Comparable Property Analysis

Exhibit: lack of uniformity | PIN 99-99-999-001-0000 | 100 Sample Lane, Orland Park, IL 60462 | Prepared October 31, 2026

My property

PIN	99-99-999-001-0000	Township	Orland
Address	100 Sample Lane, Orland Park, IL 60462	Class	2-78
Square feet	2,772	Year built	1989
Bedrooms	4	County market value	$510,000

Summary

The assessor's value for my property is $510,000, or $184 per square foot. The median for the 5 comparable homes below is $169 per square foot. My property is assessed 8.6% higher per square foot than that median.

Applying the comparable median to my property's 2,772 square feet gives $469,506, which is $40,494 below the assessor's value.

5 similar homes sold in the last 24 months. Their median sale price is $179 per square foot, which implies $495,201 for my property, $14,799 below the assessor's value.

I found through Cook County Assessor public data that 183 similar properties exist, and I show the 5 most similar below.

Comparable homes

PIN	Address	Sq ft	Built	Beds	Market value	Total $/sq ft
99-99-999-100-0000	200 Sample Lane, Orland Park, IL 60462	2,893	1987	4	$480,000	$166
99-99-999-101-0000	214 Sample Lane, Orland Park, IL 60462	2,893	1987	4	$480,000	$166
99-99-999-102-0000	228 Sample Lane, Orland Park, IL 60462	2,893	1987	4	$490,000	$169
99-99-999-103-0000	242 Sample Lane, Orland Park, IL 60462	2,650	1987	4	$470,000	$177
99-99-999-104-0000	256 Sample Lane, Orland Park, IL 60462	2,626	1987	4	$460,000	$175

Recent sales of similar homes (for context; the comparison above uses assessed values)

PIN	Address	Sq ft	Built	Beds	Sale date	Sale price	$/sq ft
99-99-999-100-0000	200 Sample Lane, Orland Park, IL 60462	2,587	1987	4	09/02/2025	$520,000	$201
99-99-999-101-0000	214 Sample Lane, Orland Park, IL 60462	2,463	1990	4	05/18/2026	$465,000	$189
99-99-999-102-0000	228 Sample Lane, Orland Park, IL 60462	2,876	1987	4	10/31/2025	$460,000	$160
99-99-999-103-0000	242 Sample Lane, Orland Park, IL 60462	2,442	1989	4	09/17/2025	$280,000	$115
99-99-999-104-0000	256 Sample Lane, Orland Park, IL 60462	2,463	1990	4	12/02/2025	$440,000	$179

Index of attachments

Documents attached to this filing:

Attachment 1. Color photo of the front of the property, taken within the last 12 months

SAMPLE
Fictional home. Not a real property.