How to use your Evidence Packet

100 Sample Lane, Orland Park, IL 60462

PIN 99-99-999-001-0000 | Orland Township | Prepared October 31, 2026

Your result at a glance

COUNTY'S VALUE	SIMILAR HOMES	VALUE TO ASK FOR
$510,000	**$169 / sq ft**	**$469,500**
$184 per sq ft	median of 5 closest matches	used in your cover letter

Your home is valued 8.6% higher per square foot than similar homes nearby. The value to ask for is your home's size multiplied by that median. It is an estimate from public data, not an appraisal and not a promise of any result.

How solid is your evidence? The gap changes when we widen the comparison group. Read "Behind the Numbers" below before you file, and expect the county to ask about it.

Behind the Numbers

183 similar properties in your neighborhood met our rules. Your packet shows the 5 closest. To see whether the result depends on which few homes were picked, we reran it using every qualifying property instead of only the closest. Each box shows how your assessment compares with the median:

CLOSEST MATCHES	YOUR NEIGHBORHOOD	YOUR TOWNSHIP
+8.6%	**-0.2%**	**-3.5%**
5 homes	183 homes	5,123 homes

The gap gets smaller when we include more homes, so expect the county to ask about it. In your explanation, say what makes your home different from the nearby homes. We do not choose comparables to make the gap look bigger. The same fixed rules are applied to every property.

All 5 comparable homes are in your area.

Read this first

This guide is general information prepared from the county's public websites and property data. It is not legal advice and does not guarantee any result. You are the one filing your appeal, and you are responsible for checking every figure against the county's records before you submit. You are also responsible for the accuracy of any details you gave us, such as corrected bedrooms, square footage, or year built. Only file what you can support with documents.

SAMPLE
Fictional home. Not a real property.

© 2026 Sky-Dweller Group LLC