LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 15 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	32074050440000
Property address	1830 YALE RD
Township	Bloom (12)
Assessor neighborhood	12052
Property class	209 Single-family, over 2,000 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$83,001

20.5% of the current assessed value.

COMPARABLES IMPLY

$65,949

Estimated tax effect about $3,617 a year at a 7% composite rate.

REDUCTION REQUESTED

$17,052

SECTION 1

The argument in one paragraph

The Assessor values 10 other properties in assessor neighborhood 12052 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 $10.66 per square foot. This home is assessed at $13.41 per square foot, which is 26% above that median. Applying the median the Assessor already uses for those neighbors to this home's 6,189 square feet gives $65,949. 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	6,189 square feet
Land area	39,639 square feet
Year built	2001
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	14
Bedrooms	6
Full bathrooms	6
Half bathrooms	None recorded

Total assessed value	$83,001
Assessed value per square foot	$13.41

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	31
2	Building area within 15% of this home	22
3	Built within 15 years of this home	17
4	Same building type	17
5	Same construction quality grade	10

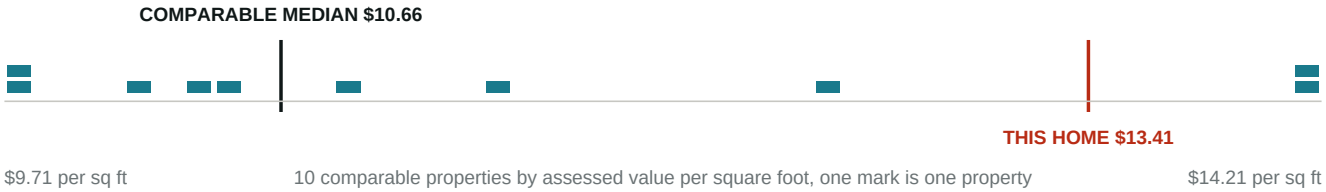
The comparable figure used is the median of all 10 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 10 properties 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	10
Lowest assessed	$9.71 per square foot
25th percentile	$10.27 per square foot
Median	$10.66 per square foot
75th percentile	$12.22 per square foot
Highest assessed	$14.21 per square foot
This home	$13.41 per square foot
Position	assessed above 8 of the 10 comparable properties, the 80th percentile



$9.71 per sq ft — 10 comparable properties by assessed value per square foot, one mark is one property — $14.21 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 10 comparables	$10.66
Building area of this home	6,189 sq ft
Median multiplied by building area	**$65,949**
Current total assessed value	$83,001
Difference, the reduction requested	**$17,052**

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 $17,052 in assessed value is worth roughly $3,617 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

All 10 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
32074030190000	1802 PRINCETON RD	5,766	1986	5	3	$56,000	$9.71
32074050370000	1823 HARVARD RD	6,730	1995	7	3	$66,001	$9.81
32074030410000	1632 PRINCETON RD	5,969	1990	4	3	$61,000	$10.22
32074050160000	1822 CORNELL RD	6,334	1990	5	5	$66,000	$10.42
32074050310000	1801 HARVARD RD	6,016	1990	5	3	$63,000	$10.47
32072000580000	3 EDEN OAKS DR	5,812	1989	4	3	$63,000	$10.84
32072020530000	8 GIANNA DR	5,445	1992	5	5	$62,001	$11.39
32072000120000	10 THORNWOOD DR	5,443	1998	5	4	$68,000	$12.49
32074050440000	**1830 YALE RD**	**6,189**	**2001**	**6**	**6**	**$83,001**	**$13.41**
32073020470000	1730 CAMBRIDGE AVE	5,424	1994	6	4	$77,000	$14.20
32074040100000	1646 DIXIE HWY	6,124	2009	5	3	$87,001	$14.21

Median of all 10 comparables: $10.66 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 12052, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 10 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.

32074030190000	32074050370000	32074030410000	32074050160000	32074050310000
32072000580000	32072020530000	32072000120000	32073020470000	32074040100000

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	15 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.