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	32253180260000
Property address	1913 218TH PL
Township	Bloom (12)
Assessor neighborhood	12162
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$19,001	**$12,873**	**$6,128**

32.2% of the current assessed value.
Estimated tax effect about $1,300 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 664 other properties in assessor neighborhood 12162 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 $12.10 per square foot. This home is assessed at $17.86 per square foot, which is 48% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,064 square feet gives $12,873. 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	1,064 square feet
Land area	6,710 square feet
Year built	1971
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$19,001
Assessed value per square foot	$17.86

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	1,029
2	Building area within 15% of this home	686
3	Built within 15 years of this home	671
4	Same building type	664
5	Same construction quality grade	664

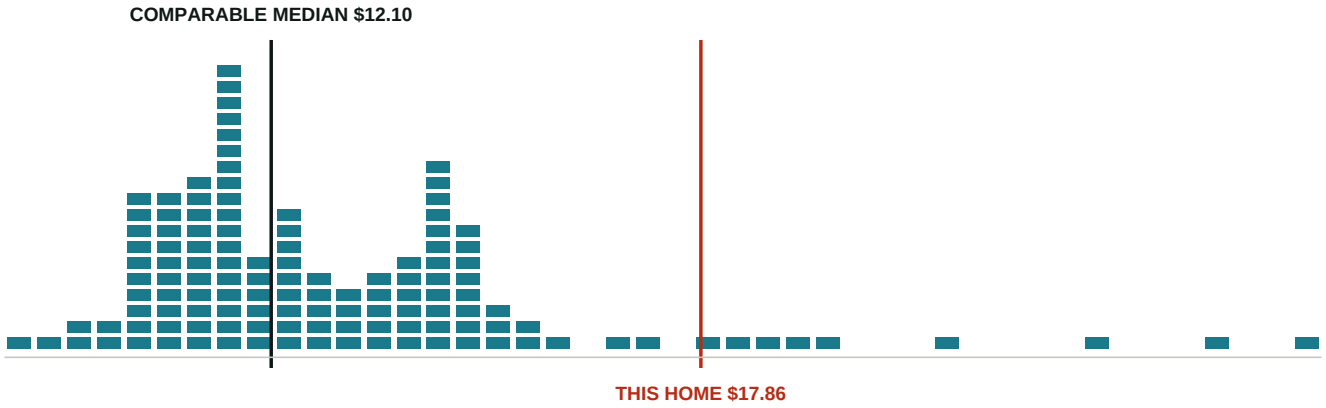
The comparable figure used is the median of all 664 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 664 properties 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	664
Lowest assessed	$8.52 per square foot
25th percentile	$11.18 per square foot
Median	$12.10 per square foot
75th percentile	$14.07 per square foot
Highest assessed	$26.18 per square foot
This home	$17.86 per square foot
Position	assessed above 649 of the 664 comparable properties, the 98th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 664 comparables	$12.10
Building area of this home	1,064 sq ft
Median multiplied by building area	**$12,873**
Current total assessed value	$19,001
Difference, the reduction requested	**$6,128**

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 $6,128 in assessed value is worth roughly $1,300 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

664 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 664 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
32253140430000	1833 SAUK TRL	1,066	1960	3	1	$11,000	$10.32
32253140420000	1835 SAUK TRL	1,060	1961	3	1	$11,000	$10.38
32254180130000	2054 219TH PL	1,060	1957	3	1	$11,000	$10.38
32251050020000	21537 CYNTHIA AVE	1,060	1959	3	1	$11,000	$10.38
32251050040000	21601 CYNTHIA AVE	1,060	1959	2	1	$11,000	$10.38
32254180370000	2135 SAUK TRL	1,060	1957	3	1	$11,000	$10.38
32254180050000	2003 SAUK TRL	1,060	1957	3	1	$11,000	$10.38
32253010130000	21846 MERRILL AVE	1,060	1957	2	1	$11,001	$10.38
32251050100000	21635 CYNTHIA AVE	1,060	1959	3	1	$11,001	$10.38
32251050140000	21653 CYNTHIA AVE	1,060	1959	2	1	$11,001	$10.38
32251050370000	21712 GAILENE AVE	1,060	1960	3	1	$11,001	$10.38
32251050300000	21634 GAILENE AVE	1,060	1959	3	1	$11,001	$10.38
33311170020000		1,064	1977	3	1	$12,001	$11.28
32254180010000		1,060	1957	3	1	$12,000	$11.32
32251060260000		1,060	1960	3	1	$12,000	$11.32
32251050080000		1,060	1959	3	1	$12,000	$11.32
32254180330000		1,060	1957	3	1	$12,000	$11.32
32251060060000		1,060	1960	3	1	$12,000	$11.32
32254180110000		1,060	1957	3	1	$12,000	$11.32
32251050090000		1,060	1959	3	1	$12,000	$11.32
32251050350000		1,060	1961	3	1	$12,001	$11.32
32361070010000		1,060	1959	2	1	$12,001	$11.32
32251050330000		1,060	1960	3	1	$12,001	$11.32
32251050320000		1,060	1959	3	1	$12,001	$11.32
32251050060000		1,060	1959	3	1	$12,001	$11.32
32251060080000		1,060	1960	3	1	$12,001	$11.32
32251050380000		1,060	1960	3	1	$12,001	$11.32
32251050170000		1,060	1959	3	1	$12,001	$11.32
32251150050000		1,067	1978	3	1	$13,000	$12.18
32251150090000		1,067	1978	3	1	$13,000	$12.18
32251150070000		1,067	1977	3	1	$13,000	$12.18
32251150080000		1,067	1977	3	1	$13,000	$12.18
32251040450000		1,067	1959	3	1	$13,000	$12.18
32251150220000		1,067	1978	3	1	$13,000	$12.18
32251150020000		1,067	1976	3	1	$13,000	$12.18
32251150210000		1,067	1978	3	1	$13,000	$12.18
32251060020000		1,060	1960	3	1	$13,000	$12.26
32254090240000		1,060	1961	3	1	$13,000	$12.26
32251060420000		1,060	1960	3	1	$13,000	$12.26
32362020020000		1,060	1962	3	1	$13,000	$12.26

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
32252110010000		1,060	1959	3	1	$13,001	$12.27
32253090020000		1,059	1959	3	1	$13,000	$12.28
33311050170000		1,070	1971	3	1	$15,000	$14.02
32252060290000		1,070	1958	3	1	$15,001	$14.02
32361110090000		1,064	1969	3	1	$15,000	$14.10
32361110070000		1,064	1970	4	1	$15,000	$14.10
32361070260000		1,060	1964	3	1	$15,000	$14.15
32362030110000		1,060	1961	3	1	$15,000	$14.15
32253090180000		1,060	1959	3	1	$15,000	$14.15
32362030310000		1,060	1961	3	1	$15,000	$14.15
32253090140000		1,060	1959	3	1	$15,000	$14.15
32253090170000		1,060	1960	3	1	$15,000	$14.15
32254090320000		1,060	1961	3	1	$15,000	$14.15
32361030110000		1,060	1959	3	1	$15,001	$14.15
32362040010000		1,060	1960	3	1	$15,001	$14.15
32251050340000		1,060	1960	3	1	$15,001	$14.15
32361040080000		1,068	1960	3	1	$16,000	$14.98
32254190130000		1,060	1957	3	1	$16,000	$15.09
32361050150000		1,060	1959	3	1	$16,000	$15.09
32362030170000		1,060	1959	3	2	$16,000	$15.09
32253180260000	**1913 218TH PL**	**1,064**	**1971**	**3**	**2**	**$19,001**	**$17.86**

Median of all 664 comparables: $12.10 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 12162, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 664 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.

32244000550000	32244000990000	32244001020000	32244000630000	32252050170000
32244000830000	32244000960000	32244000760000	32244001350000	32251030070000
32244000710000	32251040070000	32244000640000	32244001170000	33311180090000
32244001210000	32251060010000	32244000790000	32362040070000	32252070280000
32254170090000	32252110110000	32254150080000	32253070250000	32252040080000
32254160080000	33311060100000	32254170340000	32252100110000	33303070030000
32252050220000	32252050200000	32253140430000	32251040090000	32254040010000
32253140420000	32254180130000	32251050020000	32251050040000	32254180370000
32254180050000	32253010130000	32251050100000	32251050140000	32251050370000
32251050300000	32244000980000	32244000720000	32244000740000	32244001070000
32244001200000	32244001110000	32244001090000	32244000950000	32244001100000
32244001140000	32244001150000	32254070290000	32251050030000	32253140310000
33311120200000	32251030040000	32244000840000	32252070220000	32252060210000
32252070150000	32254160250000	32252080180000	32252060140000	32252070100000
32252080060000	32252070070000	32252090030000	32252070020000	32252080200000
32254170220000	32254160180000	32254170060000	32254170100000	32252080010000
32253010160000	32254190080000	32251070440000	32254170050000	32252060270000
32253140360000	32252050080000	32251030110000	32251050270000	32251050230000
32253140030000	32254180390000	32254190150000	32254180150000	32253140390000
33303050090000	33311030270000	32254150400000	32254200280000	32251020240000
32251020090000	32251020100000	32251050240000	32251020110000	32251020030000
32251020070000	32251020230000	32252040130000	33303060130000	33303050210000
32244000690000	32252080080000	32252080320000	32252080070000	32252080130000
32252080250000	32251040050000	32252080300000	32254190040000	32251040060000
32251040250000	32252080330000	32251040260000	32251040030000	32251040010000
32252080260000	32252080230000	32252080210000	32252050210000	32254160120000
32252070290000	32361070040000	32252060010000	32361110450000	32254130170000
32252080170000	32252090040000	33311110060000	32362020430000	32254190050000
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32253140040000	32253090060000	32251140250000	32251140290000	33311060140000
32253070050000	32254080010000	32251070030000	32252110070000	32252100040000
32252100170000	32252110100000	32252110140000	32252110130000	32252110160000
32252110050000	33311040260000	33303060030000	32361090180000	33311040060000
33311020060000	32254100020000	32253070220000	33311090080000	33311110110000
33311110070000	32253070190000	33311100090000	33311090100000	32252100100000
32252100160000	32244001040000	32252100070000	32252100130000	32252110170000
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32254180330000	32251060060000	32254180110000	32251050090000	32251050350000
32361070010000	32251050330000	32251050320000	32251050060000	32251060080000
32251050380000	32251050170000	33312050090000	32244001340000	32254200550000
33311120030000	33311120070000	33311120260000	33311180190000	33311130120000
33311120280000	33311180060000	33312030200000	32251030030000	32254110130000
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32253070080000 32252080110000 32253150120000 32253140120000 32254100190000
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32251080160000	32253160010000	32253150090000	32254130610000	32254130430000
32254140020000	32254130090000	32254130130000	32251130300000	32254120190000
32251130170000	32253130220000	32254130010000	32254120090000	32254120010000
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33311020080000	33312030180000	33311090110000	33303070280000	33311130100000
33311130200000	33312020330000	33312030270000	33311180100000	33311180110000
33312020120000	33311020030000	33312070060000	33312030210000	33311020040000
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32254060140000	32251140140000	32251120230000	32361080110000	32361100010000
32253150020000	32254160330000	33311060120000	32361080120000	32254090420000
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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.

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