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	32361080100000
Property address	22347 CLYDE AVE
Township	Bloom (12)
Assessor neighborhood	12162
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$15,001

24.1% of the current assessed value.

COMPARABLES IMPLY

$11,381

REDUCTION REQUESTED

$3,620

Estimated tax effect about $768 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1006 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 $12.30 per square foot. This home is assessed at $16.22 per square foot, which is 32% above that median. Applying the median the Assessor already uses for those neighbors to this home's 925 square feet gives $11,381. 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	925 square feet
Land area	6,710 square feet
Year built	1960
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$15,001
Assessed value per square foot	$16.22

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	1,114
2	Building area within 15% of this home	1,033
3	Built within 15 years of this home	1,009
4	Same building type	1,007
5	Same construction quality grade	1,006

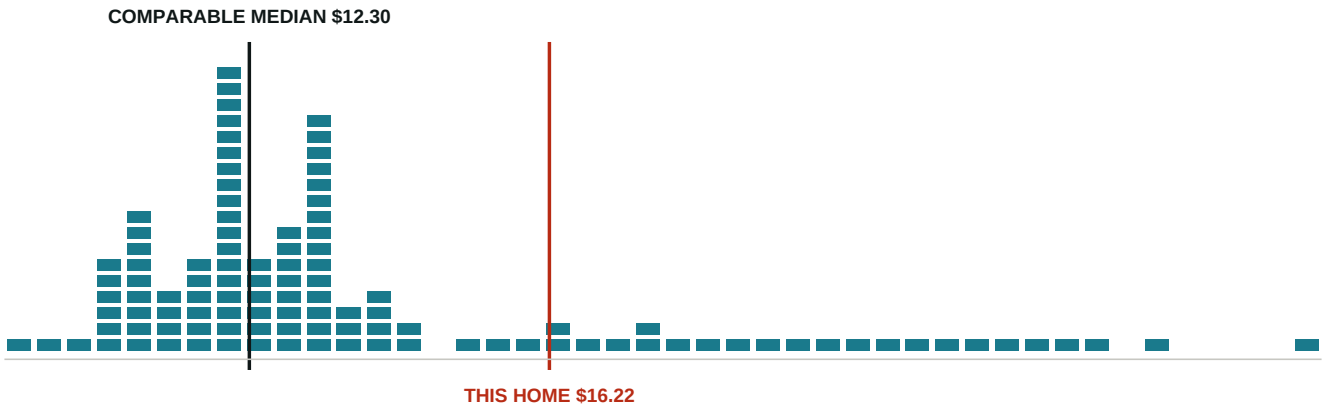
The comparable figure used is the median of all 1006 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1006 properties 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	1,006
Lowest assessed	$9.11 per square foot
25th percentile	$11.58 per square foot
Median	$12.30 per square foot
75th percentile	$13.25 per square foot
Highest assessed	$26.29 per square foot
This home	$16.22 per square foot
Position	assessed above 930 of the 1006 comparable properties, the 92nd percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1006 comparables	$12.30
Building area of this home	925 sq ft
Median multiplied by building area	**$11,381**
Current total assessed value	$15,001
Difference, the reduction requested	**$3,620**

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 $3,620 in assessed value is worth roughly $768 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

1006 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 1006 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
33311050070000		925	1971	3	1	$10,000	$10.81
32253090090000		925	1961	3	1	$10,000	$10.81
32252050260000		925	1959	3	1	$10,000	$10.81
32252050340000		925	1959	2	1	$10,000	$10.81
32252050120000		925	1959	2	1	$10,000	$10.81
32252120020000		925	1960	2	1	$10,000	$10.81
33311050180000		925	1972	3	1	$10,000	$10.81
33311040020000		925	1971	3	1	$10,000	$10.81
32252050270000		925	1959	2	1	$10,000	$10.81
33311030030000		925	1971	2	1	$10,000	$10.81
32254050100000		925	1960	2	1	$10,000	$10.81
33312020180000		925	1973	3	1	$10,000	$10.81
32252050300000		925	1959	2	1	$10,000	$10.81
33311050190000		925	1972	3	1	$10,000	$10.81
32252050030000		925	1961	3	1	$10,000	$10.81
33311040220000		925	1971	3	1	$10,000	$10.81
33311030090000		925	1971	3	1	$10,000	$10.81
33311030220000		925	1971	3	1	$10,000	$10.81
32252050150000		925	1959	3	1	$10,000	$10.81
32252050140000		925	1959	3	1	$10,000	$10.81
33311030140000		925	1971	3	1	$10,000	$10.81
32252050290000		925	1959	2	1	$10,000	$10.81
32252050360000		925	1959	2	1	$10,000	$10.81
32251050310000		925	1959	3	1	$10,001	$10.81
32252110180000		925	1960	2	1	$10,001	$10.81
32251070140000		925	1960	3	1	$10,001	$10.81
32253110010000		925	1958	2	1	$11,000	$11.89
32252050060000		925	1958	2	1	$11,000	$11.89
32253120030000		925	1961	3	1	$11,000	$11.89
32254110250000		925	1961	3	1	$11,000	$11.89
32252050350000		925	1959	3	1	$11,000	$11.89
32252050160000		925	1959	2	1	$11,000	$11.89
32254150030000		925	1958	3	1	$11,000	$11.89
32252050180000		925	1959	3	1	$11,000	$11.89
32252050230000		925	1959	3	1	$11,000	$11.89
32253070210000		925	1961	3	1	$11,000	$11.89
33312020130000		925	1974	3	1	$11,000	$11.89
33311050200000		925	1971	3	1	$11,000	$11.89
33311050020000		925	1971	2	1	$11,000	$11.89
33312030230000		925	1973	2	1	$11,000	$11.89

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
33311060190000		925	1971	3	1	$11,000	$11.89
32361080210000		925	1959	3	1	$11,000	$11.89
32252050040000		925	1959	2	1	$11,000	$11.89
32252050310000		925	1959	3	1	$11,000	$11.89
32254110320000		925	1961	3	1	$11,000	$11.89
33311050270000		925	1971	3	1	$11,000	$11.89
32253070230000		925	1961	3	1	$11,000	$11.89
32362020130000		925	1961	3	1	$11,000	$11.89
33311040200000		925	1971	3	1	$11,000	$11.89
32253110330000		925	1958	3	1	$11,000	$11.89
32252050250000		925	1961	3	1	$11,000	$11.89
32252050380000		925	1959	3	1	$11,000	$11.89
32252050020000		925	1959	3	1	$11,000	$11.89
32361070060000		925	1960	2	1	$11,000	$11.89
32252050050000		925	1959	3	1	$11,000	$11.89
32361080090000		925	1959	3	1	$11,001	$11.89
32361080260000		925	1959	2	1	$11,001	$11.89
32362030470000		925	1959	3	1	$11,001	$11.89
32361080040000		925	1959	3	1	$11,001	$11.89
32361070320000		925	1959	3	1	$11,001	$11.89
32361080100000	**22347 CLYDE AVE**	**925**	**1960**	**3**	**2**	**$15,001**	**$16.22**

Median of all 1006 comparables: $12.30 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 1006 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.

32253140450000	32254180030000	32254180190000	32251030090000	32251040350000
32253140400000	32252070210000	32251040110000	32252060030000	32254190090000
32253140460000	32253090010000	32254180100000	32254180340000	32254180040000
32254180020000	32254180070000	32254180230000	32254180170000	32254180260000
32254180290000	32254180180000	32254180140000	32254180360000	32252080240000
32253010080000	32254180380000	32253010070000	32253140370000	32253140380000
32251020210000	32252090050000	32251020430000	32252070130000	32254170130000
32254170170000	32254170040000	32254170290000	32254170210000	32254170320000
33311050130000	33311040270000	32254170180000	33311050230000	33311100080000
32254170330000	32254180400000	33311050080000	33311070210000	33311110260000
32254170020000	33311080020000	33311110190000	32254170010000	33311020020000
32254170310000	32254180090000	32253140020000	32253070160000	32254170110000
32254180200000	32251040270000	32254170300000	32254170160000	32251020460000
32254170030000	32254170350000	32251070190000	32251070060000	32252110120000
32252100150000	32252100120000	32254170240000	32254170260000	32253020150000
32253070110000	33311050070000	32253090090000	32252050260000	32252050340000
32252050120000	32252120020000	33311050180000	33311040020000	32252050270000
33311030030000	32254050100000	33312020180000	32252050300000	33311050190000
32252050030000	33311040220000	33311030090000	33311030220000	32252050150000
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32252090070000	32252090110000	32254160040000	32252070230000	32252090090000
32252070250000	32252090140000	32251040390000	32254160130000	32252060050000
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33303060080000	33303040110000	33303060050000	33303040190000	33303070080000
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32251050290000	32252040160000	32251050260000	32251050180000	32251060170000
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33311180070000	33311120250000	33311180140000	33311120300000	33311120100000
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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.

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.