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	33051090300000
Property address	3340 LOUISE DR
Township	Bloom (12)
Assessor neighborhood	12044
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$25,000	**$21,618**	**$3,382**

13.5% of the current assessed value.
Estimated tax effect about $717 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 82 other properties in assessor neighborhood 12044 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 $16.25 per square foot. This home is assessed at $18.80 per square foot, which is 16% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,330 square feet gives $21,618. 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	1,330 square feet
Land area	9,450 square feet
Year built	1965
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$25,000
Assessed value per square foot	$18.80

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	149
2	Building area within 15% of this home	82
3	Built within 15 years of this home	82
4	Same building type	82
5	Same construction quality grade	82

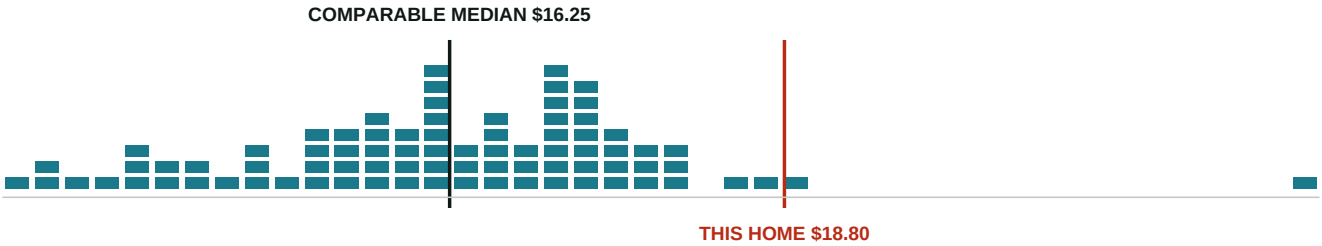
The comparable figure used is the median of all 82 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 82 properties 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	82
Lowest assessed	$12.86 per square foot
25th percentile	$15.29 per square foot
Median	$16.25 per square foot
75th percentile	$17.17 per square foot
Highest assessed	$22.86 per square foot
This home	$18.80 per square foot
Position	assessed above 80 of the 82 comparable properties, the 98th percentile



$12.86 per sq ft — 82 comparable properties by assessed value per square foot, one mark is one property — $22.86 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 82 comparables	$16.25
Building area of this home	1,330 sq ft
Median multiplied by building area	**$21,618**
Current total assessed value	$25,000
Difference, the reduction requested	**$3,382**

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 $3,382 in assessed value is worth roughly $717 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

82 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 82 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
33062050210000	3058 190TH ST	1,400	1961	3	1	$18,000	$12.86
33062030090000	3120 188TH PL	1,445	1960	3	2	$19,000	$13.15
33062060150000	3063 190TH ST	1,428	1961	4	2	$19,000	$13.31
33062060040000	18937 GREENBAY AVE	1,484	1958	4	1	$20,000	$13.48
33051130050000	18859 LOUISE DR	1,470	1962	4	2	$20,000	$13.61
33062060070000	18957 GREENBAY AVE	1,440	1963	4	1	$20,000	$13.89
33062060100000	3129 190TH ST	1,360	1960	3	1	$19,000	$13.97
33062040050000	18829 GREENBAY AVE	1,212	1962	3	1	$17,000	$14.03
33062040060000	18835 GREENBAY AVE	1,340	1962	3	1	$19,000	$14.18
33062030080000	3123 188TH ST	1,248	1961	3	1	$18,000	$14.42
33062100110000	2937 189TH ST	1,426	1968	3	1	$21,000	$14.73
33051170030000	18815 WILLIAM ST	1,417	1967	3	1	$21,000	$14.82
33062040120000	3124 188TH ST	1,272	1962	3	1	$19,000	$14.94
33062030390000	18857 PARK AVE	1,381	1963	3	1	$21,000	$15.21
33062030010000	18828 GREENBAY AVE	1,376	1960	3	1	$21,000	$15.26
33051170210000	18800 BERNADINE ST	1,300	1968	3	1	$20,000	$15.38
33051150070000	3307 S MANOR DR	1,360	1959	3	1	$21,000	$15.44
33062060140000	3103 190TH ST	1,288	1961	3	1	$20,000	$15.53
33051150080000	3313 S MANOR DR	1,288	1960	3	1	$20,000	$15.53
33062140080000	2831 FOREST LN	1,346	1967	3	1	$21,000	$15.60
33051170200000	18808 BERNADINE ST	1,408	1968	4	2	$22,000	$15.62
33051130160000	3346 N MANOR DR	1,464	1960	4	1	$23,000	$15.71
33051090120000	3238 LOUISE DR	1,400	1966	3	1	$22,000	$15.71
33051090150000	18834 LOUISE DR	1,451	1965	3	2	$23,000	$15.85
33051130310000	3259 LOUISE DR	1,442	1969	3	2	$23,000	$15.95
33062050350000	3028 190TH ST	1,376	1965	3	1	$22,000	$15.99
33062030200000	18831 CHERRY LN	1,310	1964	3	1	$21,000	$16.03
33062040100000	18859 GREENBAY AVE	1,184	1962	3	1	$19,000	$16.05
33051170150000	18840 BERNADINE ST	1,307	1968	3	1	$21,000	$16.07
33062040240000	3026 188TH ST	1,303	1965	3	1	$21,000	$16.12
33051140150000	3252 S MANOR DR	1,425	1959	4	2	$23,000	$16.14
33062140310000	18906 WILDWOOD AVE	1,174	1966	3	1	$19,000	$16.18
33051090280000	3328 LOUISE DR	1,232	1963	3	1	$20,000	$16.23
33062140370000	18828 WILDWOOD AVE	1,293	1966	3	1	$21,000	$16.24
33051090230000	3264 LOUISE DR	1,291	1962	3	1	$21,000	$16.27
33062070020000	18940 PARK AVE	1,290	1963	3	1	$21,000	$16.28
33051170020000	18809 WILLIAM ST	1,222	1967	3	1	$20,000	$16.37
33051140220000	3336 S MANOR DR	1,344	1966	3	1	$22,000	$16.37
33051160140000	18800 WILLIAM ST	1,269	1967	3	1	$21,000	$16.55
33051170040000	18823 WILLIAM ST	1,328	1967	3	1	$22,000	$16.57

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
33062140420000	2824 188TH ST	1,320	1969	3	2	$22,000	$16.67
33051150050000	3259 S MANOR DR	1,258	1959	3	1	$21,000	$16.69
33051170050000	18829 WILLIAM ST	1,313	1967	3	1	$22,000	$16.76
33051140060000	3309 N MANOR DR	1,253	1964	3	2	$21,000	$16.76
33051170060000	18835 WILLIAM ST	1,305	1968	3	1	$22,000	$16.86
33051130080000	3252 N MANOR DR	1,292	1963	3	1	$22,000	$17.03
33051150100000	3327 S MANOR DR	1,232	1960	3	1	$21,000	$17.05
33062060240000	3007 190TH ST	1,232	1964	3	1	$21,000	$17.05
33051160060000		1,227	1970	3	1	$21,000	$17.11
33051090170000		1,338	1963	3	2	$23,000	$17.19
33062100140000		1,209	1966	3	1	$21,000	$17.37
33051160080000		1,260	1968	3	1	$22,000	$17.46
33051160090000		1,196	1970	3	1	$21,000	$17.56
33062060090000		1,196	1960	3	1	$21,000	$17.56
33051160120000		1,190	1968	3	1	$21,000	$17.65
33062100060000		1,189	1964	3	1	$21,000	$17.66
33051090140000		1,293	1967	3	1	$23,000	$17.79
33051140090000		1,279	1968	3	1	$23,000	$17.98
33051170190000		1,295	1967	3	1	$24,000	$18.53
33051170070000		1,185	1969	3	1	$22,000	$18.57
33051090300000	**3340 LOUISE DR**	**1,330**	**1965**	**3**	**2**	**$25,000**	**$18.80**

Median of all 82 comparables: $16.25 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 12044, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 82 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.

33062050210000	33062030090000	33062060150000	33062060040000	33051130050000
33062050390000	33062060070000	33062060100000	33062040050000	33062040060000
33062060190000	33062030080000	33051090350000	33062100110000	33062030300000
33051170030000	33062040120000	33051150240000	33051150060000	33062030390000
33062030010000	33051170210000	33051150070000	33062060140000	33051150080000
33062140080000	33051170200000	33051130160000	33051090120000	33051090320000
33051090150000	33051130310000	33062050350000	33062030200000	33062040100000
33051170150000	33062040240000	33051140150000	33062140310000	33051090280000
33062140370000	33051090230000	33062070020000	33051170020000	33051140220000
33051160140000	33051170040000	33062140420000	33051150050000	33062050320000
33051170050000	33051140060000	33051170060000	33051130080000	33062140440000
33051150100000	33062060240000	33062120270000	33062120290000	33062120240000
33051160060000	33051090170000	33062100160000	33062130020000	33062140050000
33062100140000	33062140090000	33062080010000	33051160080000	33051160090000
33062060090000	33062070110000	33051160120000	33062100060000	33051090140000
33062120170000	33051140090000	33062110020000	33051170190000	33051170070000
33051090100000	33051150030000			

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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