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	33073090100000
Property address	19804 MONTEREY AVE
Township	Bloom (12)
Assessor neighborhood	12072
Property class	234 Single-family, split level with basement
Assessment stage	Mailed value for 2026

ASSESSED NOW

$25,000

12.3% of the current assessed value.

COMPARABLES IMPLY

$21,924

Estimated tax effect about $652 a year at a 7% composite rate.

REDUCTION REQUESTED

$3,076

SECTION 1

The argument in one paragraph

The Assessor values 196 other properties in assessor neighborhood 12072 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 $19.21 per square foot. This home is assessed at $21.91 per square foot, which is 14% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,141 square feet gives $21,924. 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	1,141 square feet
Land area	8,444 square feet
Year built	1971
Building type	Split Level
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$25,000
Assessed value per square foot	$21.91

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	272
2	Building area within 15% of this home	208
3	Built within 15 years of this home	201
4	Same building type	201
5	Same construction quality grade	196

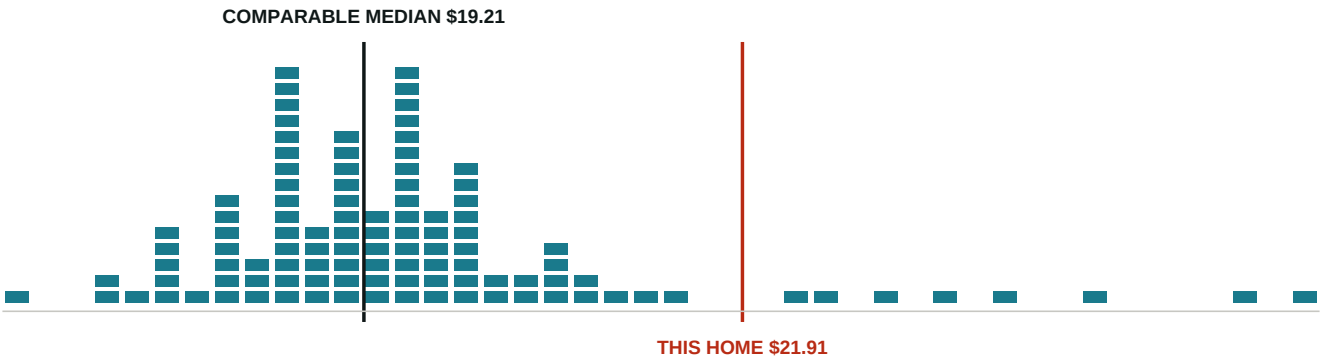
The comparable figure used is the median of all 196 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 196 properties 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	196
Lowest assessed	$16.64 per square foot
25th percentile	$18.76 per square foot
Median	$19.21 per square foot
75th percentile	$19.77 per square foot
Highest assessed	$26.02 per square foot
This home	$21.91 per square foot
Position	assessed above 187 of the 196 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 196 comparables	$19.21
Building area of this home	1,141 sq ft
Median multiplied by building area	**$21,924**
Current total assessed value	$25,000
Difference, the reduction requested	**$3,076**

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 $3,076 in assessed value is worth roughly $652 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

196 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 196 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
33073210260000	19808 ORCHARD AVE	1,150	1974	3	1	$20,000	$17.39
33073210200000	19900 ORCHARD AVE	1,150	1974	3	1	$20,000	$17.39
33073190210000	19900 CRESCENT DR	1,146	1978	3	1	$20,000	$17.45
33073080060000	19905 ORCHARD AVE	1,173	1971	3	1	$21,000	$17.90
33073080160000	19916 LAKEWOOD AVE	1,173	1971	3	1	$21,000	$17.90
33073080110000	19828 LAKEWOOD AVE	1,173	1971	3	1	$21,000	$17.90
33073120110000	20054 LAKEWOOD AVE	1,173	1971	3	1	$21,000	$17.90
33073120140000	20072 LAKEWOOD AVE	1,173	1971	3	1	$21,000	$17.90
33073080080000	19829 ORCHARD AVE	1,173	1972	3	1	$21,000	$17.90
33073120270000	20018 LAKEWOOD AVE	1,173	1971	3	1	$21,000	$17.90
33073060040000	20067 CRESCENT DR	1,167	1971	3	1	$21,000	$17.99
33073210220000	19824 ORCHARD AVE	1,150	1974	3	1	$21,000	$18.26
33073210240000	19816 ORCHARD AVE	1,150	1974	3	1	$21,000	$18.26
33073210250000	19812 ORCHARD AVE	1,150	1976	3	1	$21,000	$18.26
33073080280000	2641 198TH ST	1,150	1978	3	1	$21,001	$18.26
33073190110000	19913 TERRACE AVE	1,146	1978	3	1	$21,000	$18.32
33073190180000	19912 CRESCENT DR	1,146	1978	2	1	$21,000	$18.32
33073090070000	19901 LAKEWOOD AVE	1,173	1971	3	1	$22,000	$18.76
33073050330000		1,165	1976	3	1	$22,000	$18.88
33071080020000		1,165	1974	3	1	$22,001	$18.88
33073050180000		1,162	1974	3	2	$22,000	$18.93
33073200050000		1,162	1979	3	1	$22,000	$18.93
33073050240000		1,161	1974	3	1	$22,000	$18.95
33073050230000		1,161	1974	3	1	$22,000	$18.95
33073050300000		1,161	1977	3	1	$22,000	$18.95
33073080010000		1,154	1971	3	1	$22,000	$19.06
33073080230000		1,154	1978	3	1	$22,000	$19.06
33073120230000		1,154	1971	3	1	$22,000	$19.06
33073050270000		1,151	1978	3	1	$22,000	$19.11
33073060220000		1,151	1978	3	1	$22,000	$19.11
33073080190000		1,151	1980	3	1	$22,001	$19.11
33073060170000		1,151	1977	3	1	$22,001	$19.11
33073210170000		1,150	1974	3	1	$22,000	$19.13
33073200020000		1,150	1974	3	2	$22,000	$19.13
33073210210000		1,150	1974	3	1	$22,000	$19.13
33073210180000		1,150	1974	3	1	$22,000	$19.13
33073080220000		1,149	1978	3	1	$22,000	$19.15
33073190280000		1,146	1979	3	2	$22,000	$19.20
33073050310000		1,139	1977	3	2	$22,000	$19.32
33073210060000		1,136	1974	3	1	$22,000	$19.37

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
33073210160000		1,136	1976	3	1	$22,000	$19.37
33073210140000		1,136	1974	3	1	$22,001	$19.37
33073090280000		1,131	1978	3	1	$22,001	$19.45
33071090010000		1,127	1974	3	1	$22,000	$19.52
33073060180000		1,120	1974	3	1	$22,000	$19.64
33073070270000		1,120	1974	3	1	$22,000	$19.64
33073050210000		1,115	1977	3	1	$22,000	$19.73
33073050030000		1,115	1978	3	1	$22,000	$19.73
33073050080000		1,115	1977	3	1	$22,000	$19.73
33073050220000		1,115	1974	3	1	$22,000	$19.73
33073050070000		1,115	1977	3	1	$22,000	$19.73
33073060270000		1,155	1979	3	1	$23,000	$19.91
33073090230000		1,141	1975	3	1	$23,000	$20.16
33073080240000		1,131	1978	3	2	$23,000	$20.34
33073090260000		1,131	1978	3	1	$23,001	$20.34
33073050060000		1,115	1978	3	2	$23,000	$20.63
33073090270000		1,131	1978	3	2	$24,001	$21.22
33073090100000	**19804 MONTEREY AVE**	**1,141**	**1971**	**3**	**2**	**$25,000**	**$21.91**
33073210130000		1,150	1981	3	1	$26,001	$22.61
33073050050000		1,115	1977	3	2	$26,000	$23.32
33073040280000		1,131	1974	3	1	$27,000	$23.87

Median of all 196 comparables: $19.21 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 12072, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 196 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.

33073070190000 33073210260000 33073210200000 33073040080000 33073190210000
33073040190000 33073210030000 33073050260000 33073050170000 33073080060000
33073080160000 33073080110000 33073120110000 33073120140000 33073080080000
33073120270000 33073060040000 33073050190000 33073040040000 33073040030000
33073040180000 33073040060000 33073070200000 33073210220000 33073210240000
33073210250000 33073080280000 33073040130000 33073040110000 33073190110000
33073190180000 33073040170000 33073040260000 33073060260000 33073040210000
33073070170000 33073200190000 33073200200000 33073210010000 33073200120000
33073200160000 33073210190000 33073210040000 33073200070000 33073210100000
33073200230000 33073200280000 33073190090000 33073090070000 33073100250000
33073120080000 33073140260000 33073140030000 33073100030000 33073140080000
33073130170000 33073100120000 33073120250000 33073090120000 33073120290000
33073120180000 33073100220000 33073060280000 33073190140000 33073060210000
33073040270000 33073050330000 33071080020000 33073040010000 33073050180000
33073200050000 33073050240000 33073050230000 33073050300000 33073070100000
33073070070000 33073190150000 33073200180000 33073190130000 33073200110000
32134010580000 33073080010000 33073080230000 33073120230000 33073060060000
33073050270000 33073060220000 33073080190000 33073060170000 33073210170000
33073200020000 33073210210000 33073210180000 33073080220000 32134010240000
33073190280000 32134010340000 32134010330000 32134010350000 33073040120000
33073070260000 33073060250000 33073050310000 32134010690000 33073210060000
33073210160000 33073210140000 33073090280000 33073190160000 33073190240000
33073190120000 33073190220000 33073190100000 33073190060000 33071090010000
33073200150000 33073210080000 33073210110000 33073210120000 33073210150000
33073200270000 33073200260000 33073210070000 33073200240000 33073210090000
33073200060000 33073200170000 33073200210000 33073210050000 33073200220000
33073200130000 33073210020000 33073210230000 33073130220000 33073190070000
33073090020000 33073140200000 33073060180000 33073070270000 33073200010000
33073190250000 33073050210000 33073050030000 33073050080000 33073050220000
33073050070000 33073200080000 33071090020000 33073080270000 33073060200000
33073070250000 33073090250000 33073070180000 33073050250000 33073070210000
33073060240000 33073080210000 33073060270000 33073190200000 33073190230000
33073120220000 32134010840000 32134010380000 32134010170000 32134010850000
32134010210000 32134010910000 33073090230000 32134010650000 33073080240000
33073090260000 32134010890000 33073140100000 32134010220000 33073190260000
33073050060000 33073190030000 32134010640000 33073090190000 33073080250000
33073090240000 33073050280000 33073070280000 32134010280000 33073090270000
32134010700000 33073080260000 33073200140000 33073210130000 32134010800000
32134010140000 33073050050000 33073040280000 33073190270000 33073070240000
33073060230000

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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