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	33303040100000
Property address	22157 BROOKWOOD DR
Township	Bloom (12)
Assessor neighborhood	12162
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$16,000	**$11,029**	**$4,971**

31.1% of the current assessed value.
Estimated tax effect about $1,054 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1009 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 $12.25 per square foot. This home is assessed at $17.78 per square foot, which is 45% above that median. Applying the median the Assessor already uses for those neighbors to this home's 900 square feet gives $11,029. 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	900 square feet
Land area	6,600 square feet
Year built	1972
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	4
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$16,000
Assessed value per square foot	$17.78

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	1,049
3	Built within 15 years of this home	1,016
4	Same building type	1,014
5	Same construction quality grade	1,009

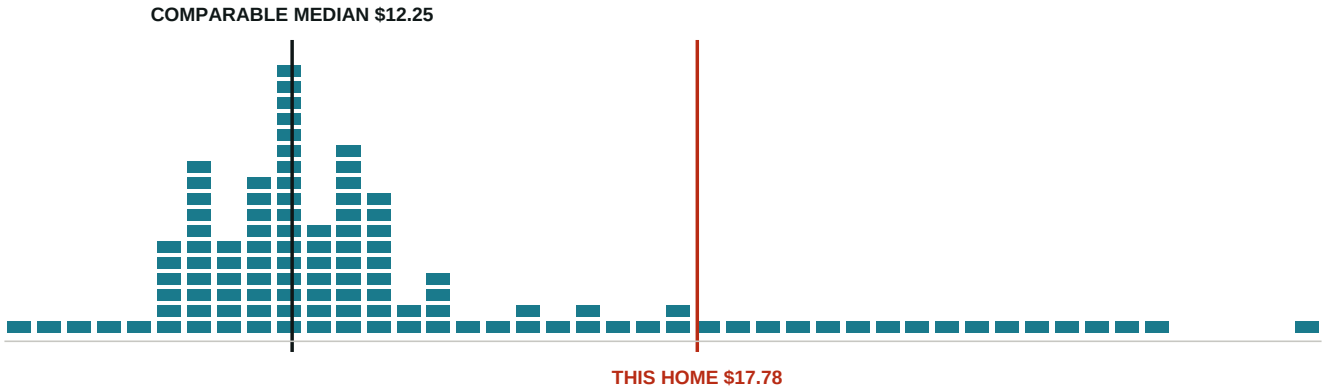
The comparable figure used is the median of all 1009 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1009 properties 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	1,009
Lowest assessed	$8.33 per square foot
25th percentile	$11.58 per square foot
Median	$12.25 per square foot
75th percentile	$13.25 per square foot
Highest assessed	$26.29 per square foot
This home	$17.78 per square foot
Position	assessed above 965 of the 1009 comparable properties, the 96th percentile



$8.33 per sq ft — 1009 comparable properties by assessed value per square foot, one mark is 11 properties — $26.29 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1009 comparables	$12.25
Building area of this home	900 sq ft
Median multiplied by building area	**$11,029**
Current total assessed value	$16,000
Difference, the reduction requested	**$4,971**

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 $4,971 in assessed value is worth roughly $1,054 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

1009 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 1009 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
33312030290000		900	1973	3	1	$10,000	$11.11
33312030350000		900	1973	3	1	$10,000	$11.11
32254090090000		900	1959	3	1	$10,000	$11.11
32362020380000		900	1959	3	1	$10,000	$11.11
32362020040000		900	1960	3	1	$10,000	$11.11
32362020400000		900	1960	3	1	$10,000	$11.11
33311050060000		900	1971	2	1	$10,000	$11.11
33311020230000		900	1971	3	1	$10,000	$11.11
33311060130000		900	1971	2	1	$10,000	$11.11
33311070200000		900	1971	2	1	$10,000	$11.11
33311060270000		900	1971	2	1	$10,000	$11.11
33312030110000		900	1970	2	1	$10,000	$11.11
32362040080000		900	1970	3	1	$10,000	$11.11
33311070170000		900	1971	2	1	$10,000	$11.11
33311020130000		900	1972	3	1	$10,000	$11.11
33311020180000		900	1971	3	1	$10,000	$11.11
33312030080000		900	1973	2	1	$10,001	$11.11
32254130230000		900	1959	2	1	$11,000	$12.22
32362020180000		900	1959	3	1	$11,000	$12.22
32254130150000		900	1959	3	1	$11,000	$12.22
32254130180000		900	1958	2	1	$11,000	$12.22
32254130220000		900	1959	2	1	$11,000	$12.22
32253110280000		900	1960	3	1	$11,000	$12.22
32254130270000		900	1959	3	1	$11,000	$12.22
32362020060000		900	1959	3	1	$11,000	$12.22
32362020120000		900	1959	3	1	$11,000	$12.22
33311070080000		900	1971	2	1	$11,000	$12.22
32253110240000		900	1958	3	1	$11,000	$12.22
33312070090000		900	1971	2	1	$11,000	$12.22
33311070140000		900	1971	2	1	$11,000	$12.22
32254130210000		900	1959	3	1	$11,000	$12.22
33312030140000		900	1973	2	1	$11,000	$12.22
33312030160000		900	1973	2	1	$11,000	$12.22
33311070230000		900	1971	2	1	$11,000	$12.22
32362020530000		900	1959	3	1	$11,000	$12.22
33311020210000		900	1971	3	1	$11,000	$12.22
33312030220000		900	1973	2	1	$11,000	$12.22
32362020410000		900	1959	3	1	$11,000	$12.22
32362020480000		900	1961	3	1	$11,000	$12.22
33312030020000		900	1973	2	1	$11,000	$12.22

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
33311050220000		900	1971	2	1	$11,000	$12.22
32253110250000		900	1960	3	1	$11,000	$12.22
33311040180000		900	1971	2	1	$11,000	$12.22
32254110300000		900	1959	3	1	$11,000	$12.22
32253110060000		900	1959	3	1	$11,000	$12.22
33311060230000		900	1971	2	1	$11,000	$12.22
32362020260000		900	1959	3	1	$11,000	$12.22
32254130160000		900	1961	3	1	$11,000	$12.22
32254130280000		900	1959	2	1	$11,000	$12.22
32362020390000		900	1961	3	1	$11,000	$12.22
32362020090000		900	1970	3	1	$11,000	$12.22
32254130240000		900	1960	3	1	$11,000	$12.22
32362020470000		900	1959	3	1	$11,000	$12.22
33311060250000		900	1971	2	1	$11,000	$12.22
32362020460000		900	1959	3	1	$11,000	$12.22
32253110360000		900	1958	3	1	$11,001	$12.22
32253110320000		900	1958	3	1	$11,001	$12.22
32253110300000		900	1959	3	1	$11,001	$12.22
32253110070000		900	1959	3	1	$12,000	$13.33
32253110190000		900	1958	3	1	$12,000	$13.33
33303040100000	**22157 BROOKWOOD DR**	**900**	**1972**	**3**	**1**	**$16,000**	**$17.78**

Median of all 1009 comparables: $12.25 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 1009 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.

32244000970000	32253140450000	32244000670000	32244001010000	32244001050000
32254180030000	32244000770000	32244000730000	32244000650000	32244000800000
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33311050230000	33311100080000	32254170330000	32254180400000	33311050080000
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32361040230000	32361050090000	32361050120000	32253090260000	32253130090000
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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.