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	28133180220000
Property address	15704 WHIPPLE AVE
Township	Bremen (13)
Assessor neighborhood	13110
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$14,610

33.4% of the current assessed value.
Estimated tax effect about $1,034 a year at a 7% composite rate.

COMPARABLES IMPLY

$9,734

REDUCTION REQUESTED

$4,876

SECTION 1

The argument in one paragraph

The Assessor values 12 other properties in assessor neighborhood 13110 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 $5.79 per square foot. This home is assessed at $8.70 per square foot, which is 50% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,680 square feet gives $9,734. 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	1,680 square feet
Land area	3,660 square feet
Year built	1950
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Slab
Central air	No Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$14,610
Assessed value per square foot	$8.70

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	135
2	Building area within 15% of this home	28
3	Built within 15 years of this home	24
4	Same building type	12
5	Same construction quality grade	12

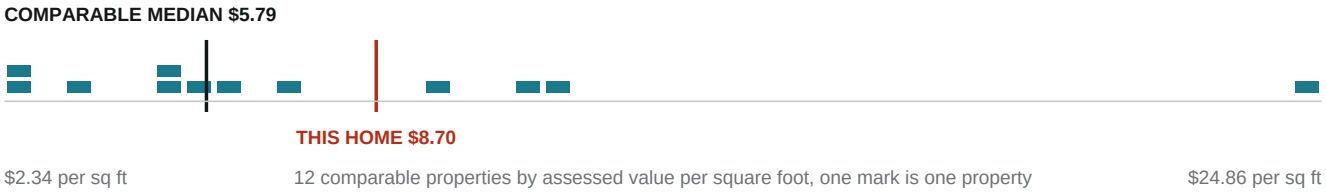
The comparable figure used is the median of all 12 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 12 properties 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	12
Lowest assessed	$2.34 per square foot
25th percentile	$4.69 per square foot
Median	$5.79 per square foot
75th percentile	$10.08 per square foot
Highest assessed	$24.86 per square foot
This home	$8.70 per square foot
Position	assessed above 8 of the 12 comparable properties, the 67th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 12 comparables	$5.79
Building area of this home	1,680 sq ft
Median multiplied by building area	**$9,734**
Current total assessed value	$14,610
Difference, the reduction requested	**$4,876**

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 $4,876 in assessed value is worth roughly $1,034 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

All 12 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
28133270030000	15805 WHIPPLE AVE	1,660	1939	4	2	$3,886	$2.34
28133180210000	15702 WHIPPLE AVE	1,680	1950	3	2	$4,386	$2.61
28133270010000	15805 WHIPPLE AVE	1,660	1939	4	2	$6,125	$3.69
28133260170000	15802 WHIPPLE AVE	1,587	1938	3	1	$7,980	$5.03
28133260180000	15802 WHIPPLE AVE	1,587	1938	3	1	$7,980	$5.03
28133270020000	15805 WHIPPLE AVE	1,660	1939	4	2	$9,004	$5.42
28124380510000	15031 ARTESIAN AVE	1,460	1956	3	1	$9,000	$6.16
28132020140000	15231 CAMPBELL AVE	1,488	1949	3	1	$11,000	$7.39
28133180220000	**15704 WHIPPLE AVE**	**1,680**	**1950**	**3**	**2**	**$14,610**	**$8.70**
28134130170000	15840 CAMPBELL AVE	1,755	1963	3	2	$17,000	$9.69
28133190430000	15751 WHIPPLE AVE	1,510	1939	3	2	$17,001	$11.26
28134140160000	15747 CAMPBELL AVE	1,536	1959	4	1	$18,001	$11.72
28132030020000	15322 CAMPBELL AVE	1,456	1960	3	1	$36,190	$24.86

Median of all 12 comparables: $5.79 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 13110, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 12 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.

28133270030000 28133180210000 28133270010000 28133260170000 28133260180000
28133270020000 28124380510000 28132020140000 28134130170000 28133190430000
28134140160000 28132030020000

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.