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	28341070180000
Property address	4617 175TH PL
Township	Bremen (13)
Assessor neighborhood	13240
Property class	207 Single-family, one story, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$32,001	**$23,613**	**$8,388**

26.2% of the current assessed value.
Estimated tax effect about $1,779 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 70 other properties in assessor neighborhood 13240 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 $12.74 per square foot. This home is assessed at $17.26 per square foot, which is 36% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,854 square feet gives $23,613. 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	1,854 square feet
Land area	10,125 square feet
Year built	1968
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$32,001
Assessed value per square foot	$17.26

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	148
2	Building area within 15% of this home	76
3	Built within 15 years of this home	70
4	Same building type	70
5	Same construction quality grade	70

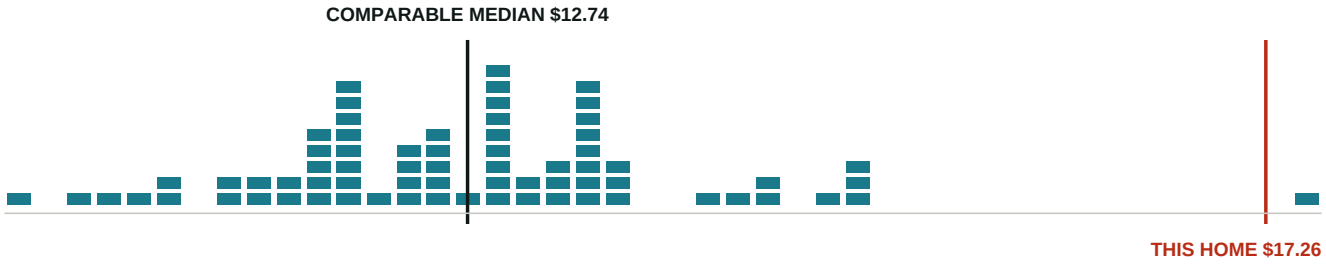
The comparable figure used is the median of all 70 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 70 properties 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	70
Lowest assessed	$10.11 per square foot
25th percentile	$11.99 per square foot
Median	$12.74 per square foot
75th percentile	$13.48 per square foot
Highest assessed	$17.58 per square foot
This home	$17.26 per square foot
Position	assessed above 69 of the 70 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 70 comparables	$12.74
Building area of this home	1,854 sq ft
Median multiplied by building area	**$23,613**
Current total assessed value	$32,001
Difference, the reduction requested	**$8,388**

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 $8,388 in assessed value is worth roughly $1,779 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

70 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 70 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
28354080750000	3505 FOUNTAINBLEAU DR	1,879	1974	3	1	$19,000	$10.11
28354030070000	17904 CHARTRES CT	1,800	1972	3	1	$19,000	$10.56
28351130240000	17721 HILLCREST DR	1,976	1972	4	1	$21,000	$10.63
28354090020000	3210 FOUNTAINBLEU DR	1,846	1971	3	2	$20,001	$10.83
28354080780000	3511 FOUNTAINBLEAU DR	1,800	1974	4	2	$20,000	$11.11
28354130100000	3508 FOUNTAINBLEAU DR	1,800	1974	4	1	$20,000	$11.11
28354130270000	17916 NORMANDY LN	1,668	1974	3	1	$19,000	$11.39
28341070070000	4749 175TH PL	1,650	1969	3	1	$19,001	$11.52
28354050170000	17907 NORMANDY LN	1,720	1974	4	2	$20,001	$11.63
28351030040000	17611 WINSTON DR	1,976	1978	4	2	$23,000	$11.64
28354080570000	3402 CANNES CT	1,716	1974	4	1	$20,001	$11.66
28341090250000	4656 177TH ST	2,032	1964	4	2	$24,000	$11.81
28354110190000	18124 VERSAILES LN	1,592	1977	3	1	$19,000	$11.93
28354080530000	18122 CHARLEMAGNE AVE	1,588	1975	3	1	$19,000	$11.96
28354080450000	3406 SEINE CT	1,588	1975	3	1	$19,000	$11.96
28354120020000	18104 ORLEANS DR	1,588	1975	3	1	$19,001	$11.97
28354130290000	17912 NORMANDY LN	1,668	1974	4	2	$20,000	$11.99
28354130220000	3420 FOUNTAINBLEAU DR	1,668	1974	4	2	$20,000	$11.99
28354130200000	3424 ELYSEES CT	1,668	1974	4	1	$20,000	$11.99
28354130250000	17920 NORMANDY LN	1,664	1974	4	1	$20,000	$12.02
28351140100000	17760 PHEASANT LN	1,650	1975	4	1	$20,000	$12.12
28341090040000	4733 176TH PL	1,976	1964	4	2	$24,001	$12.15
28354110090000	18104 VERSAILES LN	1,716	1973	4	2	$21,000	$12.24
28341070220000	4600 176TH ST	1,854	1967	4	1	$23,000	$12.41
28341010130000	17840 MICHAEL AVE	1,854	1966	3	1	$23,000	$12.41
28341000030000	4756 177TH ST	1,854	1966	4	2	$23,001	$12.41
28341130100000	4432 175TH PL	1,850	1968	3	2	$23,001	$12.43
28341070090000	4733 175TH PL	1,834	1968	3	1	$23,001	$12.54
28351080400000	17791 ARLINGTON DR	1,976	1974	4	1	$25,000	$12.65
28351110090000	17681 COUNTRY CLUB LN	1,638	1972	3	2	$21,001	$12.82
28341070080000	4741 175TH PL	1,862	1969	3	2	$24,001	$12.89
28341080110000	4600 176TH PL	1,938	1966	4	2	$25,000	$12.90
28341030110000	17717 JOHN AVE	1,854	1966	3	1	$24,000	$12.94
28341030120000	17725 JOHN AVE	1,854	1968	4	2	$24,000	$12.94
28341070200000	4601 175TH PL	1,854	1967	3	1	$24,000	$12.94
28341040200000	4433 177TH ST	1,854	1969	3	1	$24,001	$12.95
28341070350000	4740 176TH ST	1,854	1967	3	2	$24,001	$12.95
28341040230000	4409 177TH ST	1,854	1969	4	1	$24,001	$12.95
28341150050000	17543 MULBERRY ST	1,850	1968	3	1	$24,001	$12.97
28341070060000	4757 175TH PL	1,834	1969	3	2	$24,001	$13.09

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
28341070340000	4732 176TH ST	1,825	1967	3	1	$24,001	$13.15
28341140090000	17619 ANTHONY AVE	1,898	1966	3	2	$25,001	$13.17
28341140140000	17630 MULBERRY ST	1,792	1968	3	2	$24,001	$13.39
28341050200000	4558 179TH ST	1,854	1967	3	1	$25,000	$13.48
28341070210000	17528 ANTHONY AVE	1,854	1966	3	2	$25,000	$13.48
28341070130000	4701 175TH PL	1,854	1969	3	2	$25,001	$13.48
28341040110000	11701 ANTHONY AVE	1,854	1966	4	1	$25,001	$13.48
28341070370000	4732 176TH PL	1,854	1966	3	1	$25,001	$13.48
28341070300000	4700 176TH ST	1,854	1967	4	2	$25,001	$13.48
28341070010000	4740 176TH PL	1,854	1966	3	2	$25,001	$13.48
28341170100000	17607 BAKER AVE	1,768	1970	3	2	$24,001	$13.58
28341150190000	17600 HAWTHORNE DR	1,761	1968	3	1	$24,001	$13.63
28341040150000		1,760	1978	5	2	$24,001	$13.64
28341160230000		1,639	1969	3	1	$23,001	$14.03
28341070320000		1,674	1967	4	2	$24,001	$14.34
28341110200000		1,629	1968	4	2	$24,000	$14.73
28341080130000		1,610	1966	4	2	$24,000	$14.91
28341150080000		1,737	1968	4	3	$26,001	$14.97
28341170060000		1,737	1969	4	3	$26,001	$14.97
28341070180000	**4617 175TH PL**	**1,854**	**1968**	**4**	**2**	**$32,001**	**$17.26**
28341070110000		1,650	1969	3	1	$29,001	$17.58

Median of all 70 comparables: $12.74 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 13240, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 70 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.

28354080750000	28354030070000	28351130240000	28354090020000	28354080780000
28354130100000	28354120200000	28354130270000	28341070070000	28354050170000
28351030040000	28354080570000	28341090250000	28354110190000	28354080530000
28354080450000	28354120020000	28354130290000	28354130220000	28354130200000
28354120110000	28354110070000	28354130250000	28351140100000	28341090040000
28354110090000	28341070220000	28341010130000	28341000030000	28341130100000
28341070090000	28341000060000	28341000110000	28341000150000	28351080400000
28351110090000	28341070080000	28341080110000	28341030110000	28341030120000
28341070200000	28341040200000	28341070350000	28341040230000	28341150050000
28341070060000	28341070340000	28341140090000	28341000210000	28341000180000
28341140140000	28341050200000	28341070210000	28341070130000	28341040110000
28341070370000	28341070300000	28341070010000	28341170100000	28341150190000
28341040150000	28341160230000	28341070320000	28341000230000	28341000240000
28341110200000	28341080130000	28341150080000	28341170060000	28341070110000

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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