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	06061140150000
Property address	850 FORD AVE
Township	Hanover (18)
Assessor neighborhood	18011
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$25,902	**$22,183**	**$3,719**

14.4% of the current assessed value.
Estimated tax effect about $789 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 173 other properties in assessor neighborhood 18011 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 $24.03 per square foot. This home is assessed at $28.06 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 923 square feet gives $22,183. 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	923 square feet
Land area	7,200 square feet
Year built	1958
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$25,902
Assessed value per square foot	$28.06

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	198
2	Building area within 15% of this home	193
3	Built within 15 years of this home	175
4	Same building type	173
5	Same construction quality grade	173

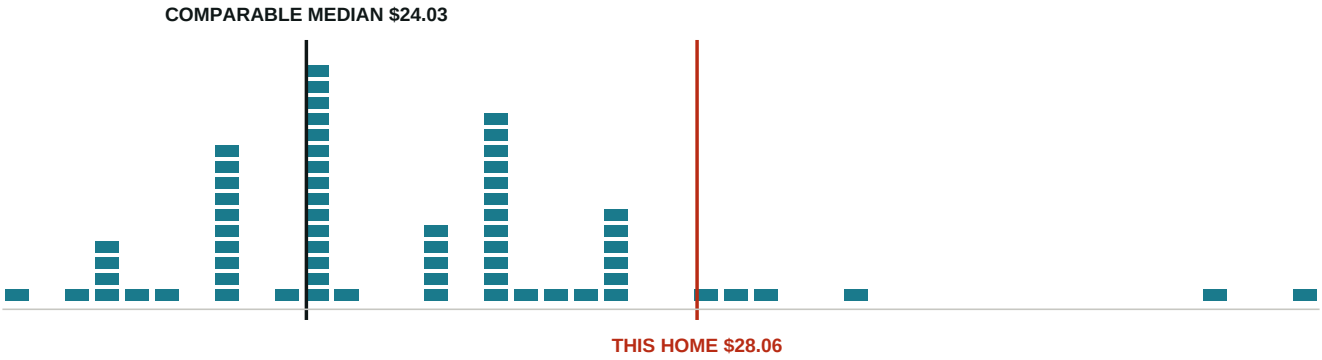
The comparable figure used is the median of all 173 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 173 properties 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	173
Lowest assessed	$20.90 per square foot
25th percentile	$23.28 per square foot
Median	$24.03 per square foot
75th percentile	$26.12 per square foot
Highest assessed	$34.48 per square foot
This home	$28.06 per square foot
Position	assessed above 165 of the 173 comparable properties, the 95th percentile



$20.90 per sq ft — 173 comparable properties by assessed value per square foot, one mark is 3 properties — $34.48 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 173 comparables	$24.03
Building area of this home	923 sq ft
Median multiplied by building area	**$22,183**
Current total assessed value	$25,902
Difference, the reduction requested	**$3,719**

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 $3,719 in assessed value is worth roughly $789 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

173 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 173 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
06071020080000	1125 HIAWATHA DR	957	1953	2	1	$20,000	$20.90
06071010210000	1108 HIAWATHA DR	945	1953	2	1	$20,000	$21.16
06071020090000	1119 HIAWATHA DR	945	1953	2	1	$20,000	$21.16
06071020010000	753 FORD AVE	957	1955	3	1	$20,648	$21.58
06071020110000	1109 HIAWATHA DR	957	1953	2	1	$21,000	$21.94
06071050110000	1109 MOHAWK DR	957	1956	2	1	$21,000	$21.94
06071050100000	1115 MOHAWK DR	957	1956	2	1	$21,000	$21.94
06071020160000	1146 IROQUOIS DR	957	1954	3	1	$21,000	$21.94
06071040240000	1102 MOHAWK DR	957	1955	2	1	$21,000	$21.94
06061110130000	1228 MOHAWK DR	957	1956	2	1	$21,000	$21.94
06071050080000	1125 MOHAWK DR	957	1956	2	1	$21,000	$21.94
06071020070000	1131 HIAWATHA DR	957	1953	2	1	$21,000	$21.94
06071040110000	1109 IROQUOIS DR	957	1954	2	1	$21,000	$21.94
06071040220000	1114 MOHAWK DR	957	1956	2	1	$21,012	$21.96
06071010180000	1124 HIAWATHA DR	945	1953	2	1	$21,000	$22.22
06071010200000	1114 HIAWATHA DR	945	1953	2	1	$21,000	$22.22
06061110050000	1211 IROQUOIS DR	957	1956	3	1	$21,634	$22.61
06061090080000	1187 FIRST ST	903	1956	2	1	$21,000	$23.26
06071050050000	1141 MOHAWK DR	957	1956	2	1	$22,802	$23.83
06071040040000	1147 IROQUOIS DR	957	1954	2	1	$23,000	$24.03
06071020120000	1103 HIAWATHA DR	957	1953	2	1	$23,000	$24.03
06071020180000	1136 IROQUOIS DR	957	1954	3	1	$23,000	$24.03
06061100150000	1216 IROQUOIS DR	957	1955	2	1	$23,000	$24.03
06071050060000	1135 MOHAWK DR	957	1955	2	1	$23,000	$24.03
06071020140000	1158 IROQUOIS DR	957	1954	2	1	$23,000	$24.03
06071040170000	1140 MOHAWK DR	957	1955	2	1	$23,000	$24.03
06061100160000	1210 IROQUOIS DR	957	1953	2	1	$23,000	$24.03
06061120070000	1199 MOHAWK DR	957	1956	2	1	$23,000	$24.03
06071010140000	1146 HIAWATHA DR	957	1953	2	1	$23,000	$24.03
06071020130000	761 FORD AVE	957	1954	3	1	$23,000	$24.03
06071020200000		957	1954	2	1	$23,000	$24.03
06061100070000		957	1954	2	1	$23,000	$24.03
06071040020000		957	1954	2	1	$23,000	$24.03
06061110140000		957	1956	2	1	$23,000	$24.03
06071040100000		957	1954	2	1	$23,000	$24.03
06061110190000		957	1956	3	1	$23,000	$24.03
06061100110000		957	1954	2	1	$23,000	$24.03
06071040090000		957	1954	2	1	$23,000	$24.03
06071010190000		957	1953	2	1	$23,000	$24.03
06071020150000		957	1954	2	1	$23,000	$24.03

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06071040050000		957	1954	3	1	$23,000	$24.03
06071040150000		957	1955	2	1	$23,000	$24.03
06071010220000		957	1953	2	1	$23,000	$24.03
06061120040000		957	1956	2	1	$23,000	$24.03
06071010040000		957	1954	2	1	$23,000	$24.03
06071020060000		957	1953	3	1	$23,000	$24.03
06071040200000		957	1955	2	1	$23,000	$24.03
06071050040000		957	1955	3	1	$23,000	$24.03
06061110090000		957	1955	2	1	$23,000	$24.03
06061100130000		957	1955	3	1	$23,000	$24.03
06061100210000		957	1955	2	1	$23,000	$24.03
06071050190000		955	1956	2	1	$23,000	$24.08
06061120180000		955	1956	2	1	$23,000	$24.08
06071050170000		955	1956	2	1	$23,000	$24.08
06061120170000		955	1956	2	1	$23,000	$24.08
06061140020000		942	1957	3	1	$23,000	$24.42
06071050160000		955	1956	3	1	$25,000	$26.18
06061130040000		937	1957	2	1	$25,000	$26.68
06061120140000		953	1957	2	1	$26,000	$27.28
06061140150000	**850 FORD AVE**	**923**	**1958**	**2**	**2**	**$25,902**	**$28.06**
06071010110000		945	1954	2	2	$28,000	$29.63

Median of all 173 comparables: $24.03 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18011, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 173 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.

06071020080000	06071010210000	06071020090000	06071020010000	06071020110000
06071050110000	06071050100000	06071020160000	06071040240000	06061110130000
06071050080000	06071020070000	06071040110000	06071040220000	06071010180000
06071010200000	06061120190000	06061110050000	06071050020000	06061100240000
06061090080000	06182050200000	06182050260000	06182090080000	06181110130000
06182090290000	06182050090000	06182060060000	06182040040000	06182070050000
06182100030000	06181030310000	06182050240000	06181020050000	06182060020000
06182090010000	06181110150000	06181030320000	06181110020000	06182050050000
06182090320000	06181100030000	06182100080000	06181020080000	06182090110000
06181100090000	06071050050000	06061120120000	06061120200000	06071040040000
06071020120000	06071020180000	06061100150000	06071050060000	06071020140000
06071040170000	06061100160000	06061120070000	06071010140000	06071020130000
06071020200000	06061100070000	06071040020000	06061110140000	06071040100000
06061110190000	06061100110000	06071040090000	06071010190000	06071020150000
06071040050000	06071040150000	06071010220000	06061120040000	06071010040000
06071020060000	06071040200000	06071050040000	06061110090000	06061100130000
06061100210000	06061110150000	06071020170000	06061090190000	06071050030000
06071020230000	06061100180000	06071050120000	06071010100000	06071050190000
06061120180000	06071050170000	06061120170000	06181110180000	06061140020000
06071040130000	06061210270000	06182040090000	06182060250000	06181020030000
06181030290000	06182100060000	06182100010000	06182070090000	06182050160000
06061110220000	06061110180000	06061120090000	06061200360000	06061120130000
06061120160000	06071070020000	06061120150000	06061100220000	06071020030000
06061100200000	06061120020000	06071010050000	06061110010000	06071040190000
06061100100000	06071010130000	06061110080000	06071010150000	06071040070000
06071040010000	06071050090000	06061080070000	06061090200000	06061100120000
06061110020000	06061110160000	06061120080000	06071010160000	06071020100000
06071020210000	06061110210000	06061090180000	06061100080000	06061110060000
06071040030000	06071040140000	06061080060000	06071050160000	06071060030000
06061130040000	06181030100000	06061140040000	06061110170000	06071020220000
06061120030000	06061120010000	06061090160000	06061100190000	06061120100000
06061110030000	06061100140000	06071020020000	06061120050000	06061110200000
06071040180000	06061120060000	06061100170000	06182100210000	06061120140000
06061200300000	06061200310000	06071120250000	06061140010000	06071010110000
06071060420000	06061110070000	06071010170000		

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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