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	06133070070000
Property address	136 EGAN DR
Township	Hanover (18)
Assessor neighborhood	18020
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$31,000

19.8% of the current assessed value.

COMPARABLES IMPLY

$24,863

Estimated tax effect about $1,302 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,137

SECTION 1

The argument in one paragraph

The Assessor values 1437 other properties in assessor neighborhood 18020 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 $27.38 per square foot. This home is assessed at $34.14 per square foot, which is 25% above that median. Applying the median the Assessor already uses for those neighbors to this home's 908 square feet gives $24,863. 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	908 square feet
Land area	8,078 square feet
Year built	1968
Building type	1 Story
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	None recorded

Total assessed value	$31,000
Assessed value per square foot	$34.14

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	1,488
2	Building area within 15% of this home	1,442
3	Built within 15 years of this home	1,439
4	Same building type	1,438
5	Same construction quality grade	1,437

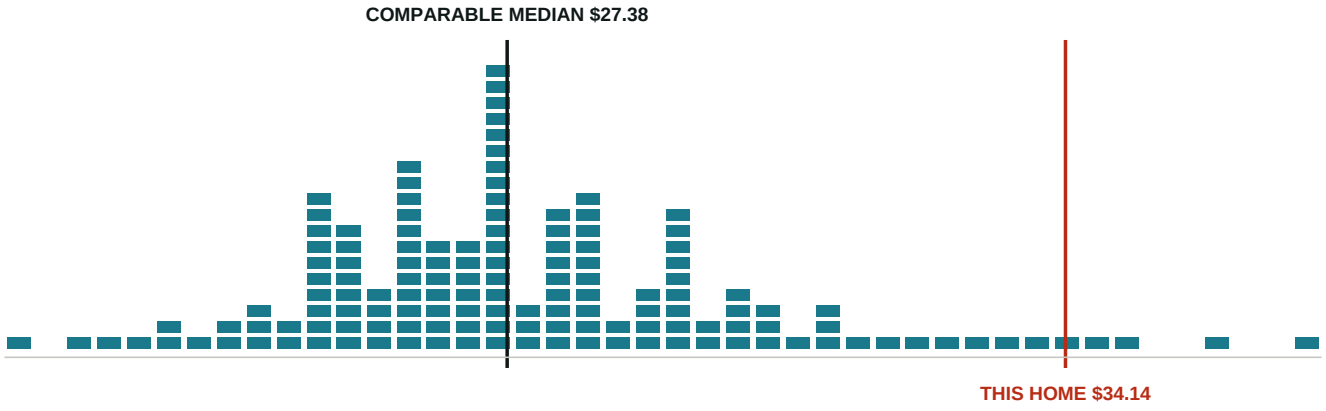
The comparable figure used is the median of all 1437 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1437 properties 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	1,437
Lowest assessed	$21.30 per square foot
25th percentile	$26.03 per square foot
Median	$27.38 per square foot
75th percentile	$28.46 per square foot
Highest assessed	$37.24 per square foot
This home	$34.14 per square foot
Position	assessed above 1430 of the 1437 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1437 comparables	$27.38
Building area of this home	908 sq ft
Median multiplied by building area	**$24,863**
Current total assessed value	$31,000
Difference, the reduction requested	**$6,137**

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 $6,137 in assessed value is worth roughly $1,302 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

1437 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 1437 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
06222080220000	320 WALNUT DR	912	1965	3	1	$21,162	$23.20
06222050300000	426 WALNUT DR	912	1966	3	1	$21,211	$23.26
06221040120000	608 RIDGEWOOD RD	912	1969	3	1	$21,896	$24.01
06222030180000	405 W SCHAUMBURG RD	912	1964	2	1	$22,000	$24.12
06222030380000	510 TANGLEWOOD DR	912	1965	3	1	$22,000	$24.12
06222030170000	407 W SCHAUMBURG RD	912	1965	3	1	$22,000	$24.12
06222080160000		912	1963	3	1	$22,182	$24.32
06222030260000		912	1963	3	1	$23,000	$25.22
06222010240000		912	1963	3	1	$23,000	$25.22
06231170250000		912	1963	3	1	$23,000	$25.22
06222080180000		912	1965	2	1	$23,000	$25.22
06222010330000		912	1962	3	1	$23,000	$25.22
06222030360000		912	1964	2	1	$23,000	$25.22
06222090160000		912	1964	3	1	$23,000	$25.22
06222030290000		912	1967	3	1	$23,000	$25.22
06222040100000		912	1962	3	1	$23,000	$25.22
06222010150000		912	1962	3	1	$23,000	$25.22
06231160260000		912	1962	3	1	$23,000	$25.22
06231130210000		912	1955	3	1	$23,000	$25.22
06222030050000		912	1963	3	1	$23,000	$25.22
06222080170000		912	1962	3	1	$23,000	$25.22
06231170260000		912	1964	3	1	$23,000	$25.22
06222030070000		912	1963	3	1	$23,000	$25.22
06222080080000		912	1962	3	1	$23,000	$25.22
06231070030000		912	1957	3	1	$23,000	$25.22
06222040020000		912	1963	2	1	$23,000	$25.22
06222080020000		912	1963	3	1	$23,001	$25.22
06222080070000		912	1962	3	1	$23,001	$25.22
06222040110000		912	1962	2	1	$23,001	$25.22
06222010470000		912	1962	3	1	$23,112	$25.34
06241070450000		912	1971	2	1	$23,764	$26.06
06134120120000		912	1972	3	1	$24,000	$26.32
06222050190000		912	1964	3	1	$24,033	$26.35
06222040120000		912	1962	2	1	$25,000	$27.41
06222010220000		912	1962	3	1	$25,000	$27.41
06222100020000		912	1963	2	1	$25,000	$27.41
06221010120000		912	1968	3	1	$25,000	$27.41
06222080200000		912	1962	3	1	$25,000	$27.41
06221030010000		912	1968	3	1	$25,000	$27.41
06222080060000		912	1962	3	1	$25,000	$27.41

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06222040090000		912	1962	3	1	$25,000	$27.41
06222030270000		912	1966	3	1	$25,000	$27.41
06222010490000		912	1962	3	1	$25,000	$27.41
06222010360000		912	1962	3	2	$25,000	$27.41
06222080050000		912	1963	3	1	$25,000	$27.41
06222010210000		912	1962	3	1	$25,000	$27.41
06222010200000		912	1962	3	1	$25,000	$27.41
06222010230000		912	1964	3	1	$25,000	$27.41
06134060090000		912	1970	2	1	$25,108	$27.53
06241020260000		904	1967	3	1	$25,000	$27.65
06221030060000		912	1971	3	1	$26,000	$28.51
06222090320000		912	1962	2	1	$26,000	$28.51
06222060110000		912	1967	3	1	$26,000	$28.51
06221030140000		912	1968	3	1	$26,000	$28.51
06233050050000		908	1961	3	1	$26,000	$28.63
06134080110000		905	1971	3	1	$26,000	$28.73
06133080280000		908	1968	3	1	$27,001	$29.74
06134080140000		905	1971	3	1	$27,000	$29.83
06134010180000		908	1968	3	2	$28,000	$30.84
06262190270000		911	1964	4	2	$30,001	$32.93
06133070070000	**136 EGAN DR**	**908**	**1968**	**3**	**2**	**$31,000**	**$34.14**

Median of all 1437 comparables: $27.38 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 1437 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.

06262200010000	06241050080000	06232090070000	06231160460000	06232160360000
06241060490000	06234090120000	06231120390000	06232130020000	06231120130000
06234010110000	06222080220000	06222050300000	06222090050000	06231160270000
06231050120000	06234050290000	06232080060000	06234050250000	06232080100000
06234060140000	06264180090000	06232080130000	06264150190000	06231120510000
06251030160000	06261090010000	06233050060000	06222040250000	06222040240000
06234120190000	06231140100000	06231110250000	06231060320000	06231060310000
06231100030000	06234010130000	06233020150000	06222010480000	06221040120000
06231100230000	06231110040000	06232120050000	06233040260000	06231120200000
06233080230000	06233080060000	06231110160000	06231140080000	06231130080000
06231050110000	06231140070000	06231060100000	06233080200000	06222030180000
06222030380000	06222030170000	06134050040000	06234100130000	06233030050000
06232130090000	06222080160000	06231130030000	06231120260000	06232080220000
06231130200000	06231040500000	06231070200000	06233050320000	06231040200000
06231120020000	06231120440000	06231070260000	06231070350000	06231060130000
06231060400000	06231040520000	06231140140000	06231050020000	06231040380000
06232080140000	06233050350000	06133070320000	06231060220000	06234040090000
06243100030000	06234040190000	06233040220000	06232150320000	06243060070000
06231100320000	06231160140000	06251030400000	06222050110000	06222050100000
06222040070000	06222050050000	06253180080000	06233070300000	06234060090000
06232130350000	06232080280000	06243070380000	06243070050000	06232080290000
06234130020000	06243070370000	06234120130000	06234090230000	06231090280000
06232080310000	06134040270000	06233070130000	06261040370000	06232080540000
06233050230000	06261100050000	06231000280000	06261060080000	06233070150000
06231100310000	06233050190000	06233050240000	06231120580000	06234100150000
06234100170000	06231110020000	06231110110000	06233050210000	06234080060000
06234080110000	06231120050000	06233060220000	06233050170000	06231110010000
06232030360000	06232050250000	06233050090000	06231120610000	06231130150000
06233050030000	06233070430000	06233040200000	06234040260000	06234100080000
06231130120000	06233060240000	06233070440000	06233040210000	06233060350000
06231050270000	06233040060000	06233080130000	06231110330000	06233040090000
06231120250000	06234090200000	06231110090000	06231130220000	06232030520000
06233070190000	06231140190000	06233060020000	06231120180000	06234020270000
06231120620000	06231130180000	06231140180000	06233070450000	06234030300000
06234070430000	06231060240000	06231110270000	06231110310000	06231110320000
06233060230000	06234040330000	06234070220000	06231140060000	06233060110000
06231060540000	06231110170000	06231120100000	06231120560000	06231120630000
06233040230000	06234030290000	06234060340000	06233060040000	06233070350000
06233080020000	06231120500000	06231140200000	06233040070000	06233060060000
06234060290000	06234100310000	06231120370000	06233050260000	06231100160000
06233070120000	06233080030000	06234050080000	06222030260000	06222010240000
06231170250000	06222080180000	06222010330000	06222030360000	06222090160000
06222030290000	06222040100000	06222010150000	06231160260000	06231130210000
06222030050000	06222080170000	06231170260000	06222030070000	06222080080000
06231070030000	06222040020000	06222080020000	06222080070000	06222040110000

06222010350000	06251040920000	06262190060000	06134150050000	06222010470000
06251070050000	06232100480000	06234090020000	06234090150000	06234060010000
06234090090000	06234020370000	06232040170000	06232040290000	06232080340000
06234020340000	06262190070000	06262200280000	06251060270000	06234020390000
06234060030000	06234110210000	06232080470000	06232110110000	06234050200000
06234060390000	06232040210000	06232090040000	06232090260000	06234050210000
06234000100000	06262200070000	06251070080000	06232080520000	06234100440000
06232080360000	06262070370000	06234060220000	06232090270000	06234080230000
06232080430000	06232090210000	06234010140000	06232080350000	06234020410000
06232090160000	06262190140000	06232100430000	06234060240000	06232040050000
06232080400000	06234040180000	06262040120000	06262070330000	06232130030000
06262200230000	06232150080000	06261020370000	06261020090000	06261010540000
06262140160000	06251080270000	06262180020000	06261010390000	06261030200000
06261020050000	06251070290000	06231060080000	06251080140000	06251080110000
06261040290000	06261040130000	06261030170000	06261030090000	06264080130000
06233050130000	06243100130000	06133090160000	06231060430000	06134160070000
06361210080000	06253140250000	06243060210000	06232040270000	06222030130000
06134040280000	06264160070000	06233070360000	06241030070000	06241060070000
06241040080000	06241020160000	06241040040000	06241040070000	06232160040000
06241060020000	06241060510000	06241020240000	06241030160000	06241040020000
06241040050000	06241020190000	06232160440000	06241040060000	06241060090000
06241060110000	06241060030000	06241060120000	06241060130000	06241060200000
06241070460000	06241090130000	06234040290000	06222050060000	06243070060000
06231160250000	06231060900000	06262080290000	06232160310000	06133110310000
06231110210000	06241070330000	06262130180000	06134090060000	06134140110000
06134080410000	06134150130000	06134140150000	06134150170000	06241080070000
06232160260000	06361230050000	06232070110000	06264070020000	06232130050000
06262070130000	06231170110000	06262080040000	06241070160000	06241070450000
06241040030000	06232160410000	06234140010000	06241070280000	06264070010000
06232130120000	06233070290000	06233070220000	06233070210000	06233070240000
06233070260000	06234000090000	06234060040000	06232040300000	06234060100000
06234100520000	06264130210000	06233040410000	06221040170000	06233040430000
06232050180000	06231000190000	06262030070000	06262070300000	06261090040000
06262080210000	06262060050000	06262070110000	06262070290000	06231130130000
06262080050000	06262080110000	06262070260000	06262080150000	06262080170000
06262080180000	06264090230000	06264180060000	06264090390000	06264120290000
06133070050000	06352050070000	06253130020000	06253140330000	06264150080000
06253130090000	06264090320000	06134120120000	06253130130000	06264090340000
06253130030000	06264170100000	06253140080000	06133050240000	06264130220000
06264120030000	06133070030000	06361220110000	06253150100000	06253170210000
06264090160000	06352030170000	06352030120000	06133040090000	06133050110000
06133080150000	06253110150000	06253130060000	06253140240000	06133040070000
06361220300000	06253110050000	06253140130000	06264130070000	06264170260000
06133080200000	06253110070000	06253130070000	06264050280000	06264090200000
06264170120000	06253130080000	06264130110000	06352050090000	06264180040000
06361210050000	06264080280000	06264130170000	06361210070000	06361220040000
06253150050000	06253180180000	06264090280000	06133040040000	06253140170000
06264170140000	06264170170000	06253130210000	06264080250000	06264080350000
06253140300000	06253170040000	06133050080000	06253140270000	06361210140000
06253150190000	06253110170000	06241100380000	06253110180000	06253150210000
06253170020000	06264130040000	06264130240000	06361230020000	06222050190000
06264080230000	06234110060000	06234080310000	06262220050000	06232060210000
06234100490000	06232040370000	06262210110000	06232040020000	06234080010000

06251070190000	06262200040000	06234080160000	06232030390000	06234040150000
06234080210000	06251070130000	06234060530000	06234100480000	06232110050000
06262080300000	06262080230000	06251060310000	06262070350000	06241020440000
06264160180000	06241030090000	06251090030000	06262020080000	06264060240000
06264060030000	06231140110000	06264050200000	06264110150000	06251030510000
06261020190000	06261020480000	06264070160000	06262140100000	06264030080000
06262070030000	06231070160000	06251070070000	06261040200000	06262150410000
06251060160000	06264050210000	06264060170000	06261020220000	06261010560000
06262130140000	06251060240000	06251080030000	06261010460000	06262080090000
06232130290000	06251090040000	06264060190000	06264070110000	06261010300000
06232100320000	06262020090000	06264080020000	06261010270000	06262140400000
06251080020000	06233070030000	06262150240000	06233040020000	06262140140000
06262050110000	06261040020000	06231070340000	06233030070000	06233030080000
06264060060000	06264060200000	06232130080000	06264060150000	06261090130000
06264170360000	06361230120000	06361230140000	06261080020000	06234060180000
06241030040000	06234040070000	06251030570000	06234060170000	06231170200000
06231000110000	06243070100000	06134050030000	06222050120000	06222030100000
06133070010000	06222030030000	06234080280000	06261120690000	06232040120000
06232050080000	06231100150000	06241090060000	06264030120000	06134150280000
06134110410000	06134090110000	06134150140000	06134150030000	06134090260000
06134090320000	06241050230000	06264130010000	06232150300000	06241100390000
06264120100000	06264110090000	06232150410000	06243070360000	06243080300000
06261120250000	06264030200000	06243100170000	06243110200000	06243110210000
06243040090000	06234060520000	06264030230000	06264050270000	06234120080000
06261120300000	06234050040000	06243090040000	06243100040000	06243100180000
06241070220000	06264110030000	06234060470000	06243060100000	06243100190000
06234120090000	06243070040000	06264070120000	06264030180000	06264070090000
06232150420000	06232160100000	06234120070000	06241100430000	06261120470000
06264120170000	06232160200000	06231140160000	06232160060000	06251030110000
06234120110000	06231120570000	06262140130000	06243070010000	06243090050000
06251050020000	06243040070000	06261100060000	06232160030000	06234080200000
06251030060000	06264090030000	06251040750000	06243100020000	06243060220000
06251110050000	06134040080000	06232030480000	06232040360000	06232050290000
06234100280000	06234110090000	06234020360000	06234020130000	06232040350000
06234020420000	06234050090000	06234110040000	06234060200000	06232040140000
06234110240000	06232140090000	06234000570000	06232050020000	06232050190000
06232040310000	06234080150000	06232030410000	06234060110000	06234090050000
06233070200000	06233070280000	06262130110000	06134170040000	06134050190000
06134050230000	06233040390000	06233040300000	06233040320000	06352040050000
06251070090000	06234040250000	06133110080000	06251060190000	06264200120000
06361210040000	06253170200000	06361210160000	06264130190000	06264150030000
06253140340000	06134040090000	06253140030000	06361220060000	06264140220000
06253110080000	06264160200000	06264150260000	06361220280000	06352050110000
06253110200000	06264140250000	06264190100000	06361220120000	06264170240000
06264190080000	06134050100000	06253140210000	06264080240000	06241100200000
06262140330000	06232140040000	06233050270000	06233060100000	06234030220000
06234040310000	06234070500000	06234100140000	06262080200000	06232050170000
06233080070000	06234050270000	06231060860000	06233070060000	06233080040000
06234060160000	06261120100000	06231120110000	06231120150000	06231120490000
06234050280000	06233020280000	06234100160000	06234100250000	06234020030000
06231060260000	06232030530000	06233020240000	06234070100000	06234100050000
06231130060000	06233020290000	06233040040000	06234080070000	06231120280000
06233060250000	06234050030000	06233020160000	06233020360000	06234070200000

06233050290000	06234010120000	06234040110000	06234070370000	06262040020000
06232050100000	06234060190000	06232050110000	06233040030000	06234000180000
06262040030000	06232040380000	06232070080000	06232140140000	06233060140000
06234020260000	06133090080000	06262060410000	06233040120000	06233070370000
06233080090000	06234050190000	06231120450000	06233050250000	06233020330000
06233040140000	06234040020000	06234100390000	06262070310000	06231120120000
06233060090000	06234020230000	06231110370000	06231120320000	06231140090000
06234000130000	06234070160000	06262080100000	06231060880000	06231060890000
06232050090000	06233020170000	06232050240000	06233020270000	06234100060000
06261090020000	06234040120000	06233040130000	06233060200000	06233040160000
06234030140000	06234100190000	06262070150000	06262070230000	06262070210000
06233020110000	06233020340000	06233020230000	06233050160000	06262070200000
06262060400000	06262030180000	06234030040000	06232130110000	06262150320000
06261120110000	06262150100000	06234110120000	06262220110000	06234000610000
06232080210000	06234090100000	06134040180000	06232140100000	06234100470000
06232080200000	06232080160000	06232080410000	06234010220000	06234100200000
06234090130000	06234040280000	06262070340000	06234060300000	06234090080000
06234010170000	06233050340000	06222040120000	06222010220000	06222100020000
06221010120000	06222080200000	06221030010000	06222080060000	06222040090000
06222030270000	06222010490000	06222010360000	06222080050000	06222010210000
06222010200000	06222010230000	06234100450000	06262130210000	06264060180000
06251030580000	06251070170000	06251080090000	06262210070000	06264050090000
06261010520000	06262190030000	06134060090000	06243040010000	06222090120000
06133050260000	06232040340000	06222060180000	06241020260000	06134140060000
06251050010000	06221040290000	06134080220000	06233070510000	06233070500000
06222080130000	06134060310000	06234100560000	06241100450000	06134110110000
06241060570000	06134060070000	06234110220000	06243070030000	06241020390000
06241060650000	06241050220000	06241020430000	06241030180000	06241050140000
06241060010000	06241070230000	06241100140000	06241040130000	06241060470000
06241070360000	06241070210000	06241030030000	06241080100000	06241030200000
06241050200000	06241050120000	06241030210000	06232160380000	06241020290000
06241050310000	06232150330000	06241020220000	06241030220000	06241060380000
06232150030000	06241020230000	06232160330000	06241030100000	06251110090000
06241030190000	06232160280000	06232160430000	06251120060000	06241030060000
06241050290000	06241050330000	06241050060000	06241030130000	06241050350000
06241020420000	06241020400000	06241070440000	06241020370000	06241100120000
06241020280000	06241070120000	06241070140000	06241080110000	06232160140000
06241030110000	06241050390000	06241070430000	06241030050000	06241050160000
06241070170000	06241080090000	06232160270000	06241020330000	06241050100000
06241090070000	06241060450000	06241060530000	06241030080000	06241050410000
06241070070000	06241090030000	06241070400000	06241020150000	06241070150000
06241060280000	06222100060000	06234080180000	06134110360000	06134170090000
06134110430000	06134170160000	06134160110000	06232030270000	06232030320000
06264030020000	06234060130000	06232120060000	06243070020000	06231140050000
06243110070000	06264110070000	06232110040000	06241070350000	06243080520000
06231140150000	06264090020000	06241100180000	06234070030000	06232020230000
06262040160000	06232030490000	06134050210000	06232040080000	06241030230000
06234040030000	06234000190000	06234060230000	06232040250000	06234020380000
06232140060000	06234000060000	06232040160000	06234000150000	06234050220000
06232050120000	06232030430000	06232100170000	06234060150000	06253130180000
06134050290000	06134050310000	06233070270000	06231100300000	06233060170000
06232060130000	06232040280000	06241100060000	06133100050000	06134080300000
06233040290000	06233040350000	06233040340000	06233040420000	06233040400000

06233040310000	06232140200000	06251060110000	06234060250000	06232090130000
06261120070000	06232130370000	06251080160000	06261120050000	06232140080000
06232070020000	06262140390000	06232100490000	06232060140000	06232140050000
06234080130000	06262200150000	06232100240000	06232110160000	06251080100000
06262200120000	06262140060000	06232150190000	06262210080000	06232070060000
06234090110000	06232080320000	06262130200000	06232070010000	06234080290000
06232090150000	06232100600000	06251030460000	06234080090000	06262210090000
06232020250000	06232040070000	06232140070000	06234070010000	06234100010000
06232070140000	06232130240000	06232030370000	06232090010000	06232130040000
06251130040000	06262190220000	06232080300000	06262170020000	06232070130000
06234060080000	06232030500000	06133100030000	06133080050000	06133050100000
06134050160000	06262100040000	06222010400000	06262040010000	06133070130000
06234100220000	06234100230000	06134120080000	06234010200000	06261070140000
06231140120000	06232040030000	06233070470000	06234020020000	06233020310000
06234070340000	06233080080000	06261070300000	06231120400000	06231130190000
06233080210000	06261090060000	06231080100000	06232030420000	06221030060000
06222090320000	06222060110000	06221030140000	06222070220000	06264120230000
06231050330000	06261010400000	06233050050000	06231160430000	06222070240000
06134080110000	06234090070000	06233040380000	06233040360000	06261010210000
06231070150000	06251050030000	06133080380000	06234010190000	06243070430000
06222090220000	06231000200000	06222090140000	06221040050000	06222080110000
06231160150000	06133050040000	06133090110000	06134070120000	06134010110000
06133110290000	06232040010000	06232030330000	06221040040000	06221040090000
06262140290000	06222050030000	06241100130000	06133080060000	06134100030000
06241060210000	06262180010000	06241070050000	06241090090000	06241070090000
06241060590000	06241050400000	06241020270000	06241030140000	06241020340000
06241060330000	06241060320000	06264080080000	06243080040000	06241030240000
06234120150000	06231170150000	06133090270000	06231110030000	06231000220000
06231000250000	06231000170000	06234020120000	06134050260000	06233020350000
06241060480000	06251040230000	06262190050000	06251080130000	06262150260000
06234000630000	06232030280000	06251060180000	06262190160000	06234000200000
06262190180000	06232020160000	06232040100000	06251080050000	06251060210000
06262150360000	06232040090000	06232040060000	06262150170000	06232060420000
06232080590000	06262170050000	06232030260000	06232060320000	06232060100000
06232060350000	06232030400000	06232130340000	06232060220000	06232080330000
06234060380000	06251070300000	06262130220000	06251080190000	06232060280000
06234010150000	06232110380000	06232110150000	06251060130000	06262200160000
06262150180000	06251060170000	06251080150000	06232140030000	06232120070000
06232060330000	06234090060000	06232110130000	06232120020000	06251030500000
06233040450000	06264200050000	06231000210000	06222090070000	06251080290000
06134070020000	06134070240000	06231110050000	06232160290000	06134070170000
06232160390000	06133120010000	06231100340000	06134080020000	06234070180000
06233040190000	06134070250000	06134110180000	06133090060000	06231060870000
06134100100000	06261120080000	06134060050000	06231050240000	06234070190000
06231120090000	06231120330000	06233070340000	06133120020000	06231120230000
06234070250000	06133090070000	06234070470000	06134040220000	06233080150000
06234100110000	06233060180000	06231120380000	06134070220000	06231130110000
06222070170000	06222070070000	06134100120000	06222060120000	06222090330000
06222070260000	06222090300000	06134100130000	06133080280000	06251030350000
06133050290000	06134140080000	06134060270000	06251070260000	06134080140000
06134090330000	06133080260000	06241100270000	06243100210000	06243070350000
06134040130000	06134080210000	06253140060000	06134060190000	06243110180000
06251080070000	06134010130000	06241070030000	06133050010000	06241100070000

06241100090000	06262190280000	06222030210000	06231170120000	06133110170000
06222100160000	06222100070000	06231170040000	06251060120000	06251040330000
06221040220000	06232020170000	06262200180000	06234010230000	06134100150000
06134050350000	06134050180000	06222010500000	06241060560000	06241050270000
06241070410000	06241020410000	06241060540000	06232160450000	06241060100000
06241070130000	06241080160000	06241030020000	06232030250000	06234060400000
06264080150000	06134050330000	06241070040000	06231160190000	06222030010000
06251060100000	06262070360000	06262150370000	06262200090000	06251030630000
06262170070000	06232060480000	06262150280000	06251060090000	06251030590000
06232060470000	06262130010000	06262160070000	06251060300000	06232020180000
06134090380000	06264030040000	06134080250000	06241050050000	06231120240000
06133120080000	06231090230000	06134080160000	06231120360000	06134070070000
06133090030000	06133120050000	06134070260000	06134060020000	06134010210000
06134110050000	06243100150000	06221030120000	06222090240000	06231100280000
06134050130000	06134010180000	06134120060000	06133070360000	06133080100000
06134160090000	06231130070000	06133090180000	06241100220000	06241070260000
06134050150000	06241100160000	06133060130000	06133070300000	06133110020000
06262150340000	06222060100000	06262240010000	06222070080000	06222070090000
06231170170000	06133100150000	06133110050000	06222070100000	06231160380000
06234070310000	06133110110000	06134050240000	06241090080000	06241050210000
06241060230000	06241050150000	06251120070000	06222060060000	06134080440000
06222100030000	06231000140000	06233040270000	06241050250000	06241060420000
06134040200000	06221040280000	06222030150000	06241100030000	06222050020000
06231040230000	06222070110000	06133040050000	06241100050000	06241100110000
06133050300000	06231160060000	06134050070000	06241060640000	06133100100000
06133110350000	06133100120000	06262150060000	06241070300000	06133080300000
06222030190000	06221050020000	06232130330000	06262190270000	06231000260000
06241080170000	06134040110000	06262150210000	06231170160000	06133100060000
06231160040000	06241100020000	06241070340000	06231120040000	06262080030000
06231000270000	06232060410000	06232150350000	06233060190000	06231170140000
06241080130000	06134090020000			

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.