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	06134050090000
Property address	45 DATO DR
Township	Hanover (18)
Assessor neighborhood	18020
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$29,000	**$25,953**	**$3,047**

10.5% of the current assessed value.
Estimated tax effect about $646 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1944 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 $23.64 per square foot. This home is assessed at $26.41 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,098 square feet gives $25,953. 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	1,098 square feet
Land area	9,296 square feet
Year built	1966
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	1
Half bathrooms	None recorded

Total assessed value	$29,000
Assessed value per square foot	$26.41

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	2,816
2	Building area within 15% of this home	1,960
3	Built within 15 years of this home	1,955
4	Same building type	1,952
5	Same construction quality grade	1,944

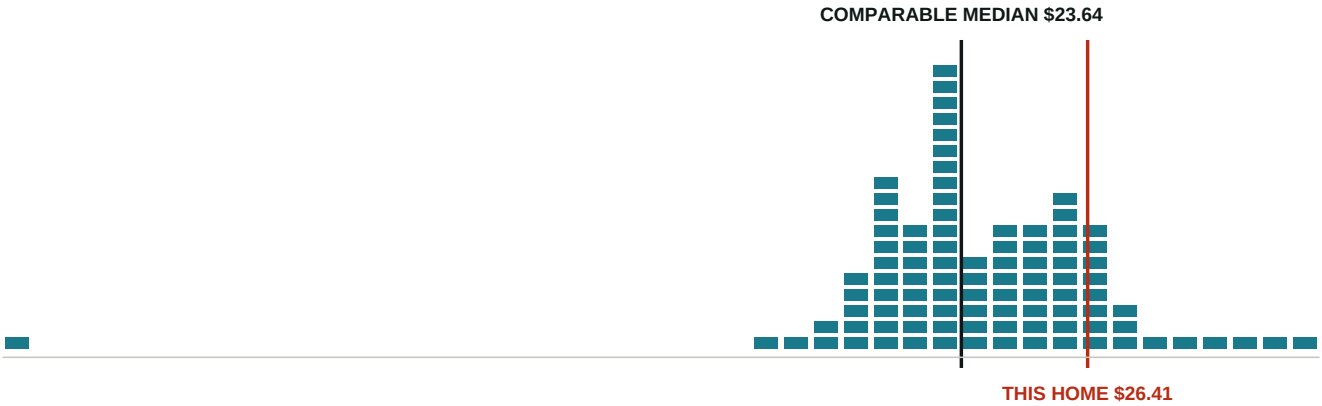
The comparable figure used is the median of all 1944 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1944 properties 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	1,944
Lowest assessed	$2.56 per square foot
25th percentile	$22.71 per square foot
Median	$23.64 per square foot
75th percentile	$25.62 per square foot
Highest assessed	$31.51 per square foot
This home	$26.41 per square foot
Position	assessed above 1745 of the 1944 comparable properties, the 90th percentile



$2.56 per sq ft — 1944 comparable properties by assessed value per square foot, one mark is 23 properties — $31.51 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1944 comparables	$23.64
Building area of this home	1,098 sq ft
Median multiplied by building area	**$25,953**
Current total assessed value	$29,000
Difference, the reduction requested	**$3,047**

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 $3,047 in assessed value is worth roughly $646 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

1944 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 1944 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
06243040250000		1,098	1969	3	1	$24,299	$22.13
06222030330000		1,104	1964	3	1	$24,514	$22.20
06233070020000		1,110	1959	3	1	$24,811	$22.35
06231000290000		1,104	1963	3	1	$25,000	$22.64
06241060550000		1,103	1970	3	1	$25,000	$22.67
06262070240000		1,093	1960	3	1	$25,000	$22.87
06232040320000		1,092	1961	3	1	$25,000	$22.89
06253180170000		1,107	1971	3	1	$25,370	$22.92
06253150030000		1,096	1973	2	1	$25,119	$22.92
06233050080000		1,089	1959	3	1	$25,000	$22.96
06262070100000		1,111	1958	2	1	$26,000	$23.40
06221040030000		1,106	1969	3	1	$26,000	$23.51
06232130070000		1,106	1967	3	1	$26,001	$23.51
06222090150000		1,104	1964	3	1	$26,000	$23.55
06222100100000		1,104	1964	3	1	$26,000	$23.55
06222080210000		1,104	1963	3	1	$26,000	$23.55
06243080280000		1,102	1968	3	1	$26,000	$23.59
06133080130000		1,100	1966	3	1	$26,000	$23.64
06233070320000		1,100	1958	3	1	$26,000	$23.64
06231160220000		1,108	1963	2	1	$26,212	$23.66
06133050020000		1,098	1966	3	1	$26,000	$23.68
06241070020000		1,093	1968	3	1	$26,000	$23.79
06234100030000		1,089	1963	2	1	$26,000	$23.88
06262190360000		1,088	1965	3	1	$26,000	$23.90
06232160300000		1,085	1969	3	1	$25,995	$23.96
06253150020000		1,110	1972	4	1	$27,011	$24.33
06222010290000		1,108	1962	3	1	$27,000	$24.37
06253180100000		1,107	1971	3	1	$27,018	$24.41
06231160440000		1,104	1962	3	1	$27,000	$24.46
06243080530000		1,101	1970	3	1	$27,000	$24.52
06262080080000		1,099	1958	3	1	$27,000	$24.57
06241020380000		1,093	1970	3	1	$27,000	$24.70
06231080060000		1,090	1957	3	2	$27,500	$25.23
06361230160000		1,107	1972	3	1	$28,000	$25.29
06233070490000		1,102	1958	2	1	$28,000	$25.41
06231160080000		1,093	1960	3	1	$28,000	$25.62
06234130010000		1,091	1973	3	1	$28,270	$25.91
06231100200000		1,110	1958	4	2	$29,000	$26.13
06133050180000		1,110	1970	3	1	$29,001	$26.13
06231000240000		1,104	1962	3	1	$29,000	$26.27

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06133080250000		1,098	1969	3	1	$29,000	$26.41
06133070200000		1,098	1970	3	1	$29,000	$26.41
06134050090000	**45 DATO DR**	**1,098**	**1966**	**3**	**1**	**$29,000**	**$26.41**
06251080210000		1,097	1966	3	1	$29,000	$26.44
06251030390000		1,092	1967	3	1	$29,000	$26.56
06262230170000		1,092	1967	3	1	$29,000	$26.56
06253150060000		1,110	1972	4	1	$30,000	$27.03
06253150070000		1,110	1972	4	1	$30,000	$27.03
06251120080000		1,109	1966	4	1	$30,000	$27.05
06361220100000		1,109	1972	3	1	$30,000	$27.05
06253180090000		1,107	1971	3	1	$30,000	$27.10
06253180010000		1,107	1972	3	1	$30,000	$27.10
06253180190000		1,107	1971	3	1	$30,000	$27.10
06262180040000		1,098	1966	3	1	$30,000	$27.32
06264180050000		1,096	1971	3	1	$30,000	$27.37
06264090100000		1,096	1971	3	1	$30,000	$27.37
06243060060000		1,096	1968	3	2	$30,000	$27.37
06243110010000		1,092	1973	3	1	$30,000	$27.47
06134010170000		1,090	1968	3	2	$30,000	$27.52
06133070220000		1,105	1969	3	2	$31,000	$28.05
06253170170000		1,100	1972	3	2	$31,001	$28.18

Median of all 1944 comparables: $23.64 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 1944 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.

06261120700000	06231060200000	06261020120000	06234020250000	06262130160000
06222010160000	06262190100000	06234120180000	06232090100000	06261070320000
06262070280000	06231040120000	06234060050000	06241020210000	06251060050000
06234070270000	06231050070000	06232030350000	06232100350000	06231040180000
06232080040000	06261010430000	06261070080000	06233060320000	06234070280000
06231060350000	06232130390000	06262230160000	06134150040000	06262190080000
06243030030000	06262150020000	06241070010000	06231040480000	06221030030000
06241070480000	06222010280000	06231040070000	06233050280000	06134050010000
06222010250000	06231100330000	06241050020000	06262190210000	06231060340000
06251050050000	06232080120000	06261040260000	06261010170000	06253130160000
06231040160000	06231090040000	06231050320000	06251040890000	06222050080000
06222010450000	06234030280000	06232080230000	06231110260000	06234040080000
06251090060000	06231110060000	06231120430000	06251080060000	06241060050000
06241060060000	06241080020000	06233020380000	06234080170000	06261010080000
06231130020000	06234100430000	06234030270000	06234000220000	06251070280000
06251080260000	06262220130000	06251080040000	06232080080000	06232050210000
06261120130000	06261120270000	06222090190000	06261020060000	06261020070000
06231120690000	06231040190000	06233040100000	06262070180000	06243070420000
06261030020000	06241060190000	06222030140000	06232090340000	06262190350000
06231070080000	06262190090000	06264050080000	06241100240000	06232140190000
06262030110000	06232040190000	06234100300000	06262040060000	06234100380000
06262230110000	06251130030000	06241020050000	06261070160000	06243080540000
06233050180000	06232100280000	06234070440000	06234090170000	06264140140000
06221040150000	06231060030000	06262040090000	06241040010000	06221010070000
06251040280000	06232160090000	06133080180000	06232130400000	06231060470000
06221010150000	06231040280000	06234040200000	06241070100000	06251070270000
06222010170000	06231080180000	06352030190000	06262070040000	06134140030000
06261030240000	06231070210000	06262060220000	06241060220000	06264090400000
06253150080000	06234110050000	06361210200000	06231070310000	06222030160000
06222030080000	06222030090000	06222030120000	06221030050000	06221030070000
06233020370000	06233040180000	06234110140000	06232080510000	06232080270000
06233020400000	06234030150000	06262190230000	06264070150000	06241060040000
06262150300000	06261120220000	06231090200000	06243100100000	06261040230000
06231080070000	06231050060000	06231060360000	06233080180000	06231040150000
06231040290000	06231060280000	06231140170000	06231040260000	06231070360000
06231040210000	06231060520000	06231100010000	06231060160000	06231120410000
06231050090000	06231140130000	06231060040000	06231080030000	06231100290000
06231100060000	06231060180000	06231130090000	06231060140000	06231070380000
06231060170000	06231060380000	06231080210000	06231100190000	06231070290000
06233070390000	06231040270000	06231080010000	06231080200000	06231060190000
06231060010000	06231050150000	06231070130000	06231120540000	06231060250000
06233060130000	06231050100000	06231060070000	06231070120000	06231040220000
06231150010000	06234040170000	06232150140000	06262070120000	06261030030000
06231060210000	06261040120000	06261020330000	06241070490000	06241070290000
06264130230000	06234100410000	06264100270000	06233050140000	06243030060000

06241020310000	06222010440000	06241080080000	06241020300000	06233020040000
06241030150000	06133080110000	06241080210000	06234070300000	06261020100000
06231050180000	06222060040000	06234020240000	06262080260000	06264030150000
06262240020000	06262190130000	06232090140000	06251080230000	06251070030000
06232090320000	06251060230000	06262040140000	06262200050000	06251070100000
06232130410000	06232130280000	06251070160000	06232100340000	06232090050000
06251080300000	06262080310000	06232090220000	06251060220000	06262200270000
06232090250000	06262220140000	06232130380000	06232090280000	06232100470000
06262080240000	06232080110000	06262230050000	06243030130000	06361230130000
06234050100000	06234090160000	06232040240000	06232040040000	06234060320000
06232070050000	06262140250000	06134080430000	06262100020000	06134080390000
06134170070000	06134150290000	06234060280000	06231050340000	06231110200000
06231070370000	06134080330000	06243070270000	06232130210000	06262060360000
06232100030000	06233070180000	06234060070000	06234080050000	06262080070000
06231050200000	06231100240000	06234030080000	06234020150000	06234020070000
06262080270000	06234010160000	06264090330000	06232080170000	06262050020000
06231060110000	06234100070000	06253150130000	06243070080000	06233050310000
06352030130000	06234100340000	06243030050000	06264200010000	06134140180000
06361230090000	06262150400000	06262150250000	06262150310000	06262230070000
06262150190000	06251060290000	06262160080000	06251060250000	06251030450000
06264140110000	06234040140000	06134050020000	06253170090000	06262120060000
06264140010000	06222090170000	06222080010000	06222080190000	06222050170000
06222080030000	06262080160000	06221030080000	06231100180000	06261010480000
06261040010000	06233040170000	06261010410000	06231100050000	06262060320000
06262050030000	06231040300000	06231040450000	06231050080000	06261030150000
06261050030000	06261030040000	06243040250000	06234100460000	06134090240000
06222090180000	06233030060000	06134110230000	06221040230000	06234080300000
06232080240000	06261090110000	06361210060000	06233020220000	06231050130000
06243090060000	06231090030000	06222030330000	06264140200000	06241050260000
06231090260000	06222050320000	06233040440000	06253140350000	06134160050000
06233070040000	06233060070000	06261070060000	06243040380000	06261070200000
06241060310000	06262130040000	06251030410000	06264180100000	06262140020000
06264110140000	06251030540000	06262070060000	06234020200000	06262080130000
06261030330000	06262070140000	06251030440000	06243070410000	06232160240000
06234050160000	06261070340000	06222080040000	06253150010000	06232160080000
06233070020000	06234110110000	06232050040000	06234110170000	06232100230000
06234040300000	06234110160000	06232100190000	06234040340000	06234110200000
06232130180000	06253130150000	06261020500000	06222090020000	06232070040000
06241060580000	06262060290000	06221030040000	06261090080000	06241060240000
06241020200000	06261020280000	06233040110000	06234070130000	06231170220000
06232100300000	06232080030000	06232100120000	06232070100000	06232100040000
06232100160000	06232100050000	06232030340000	06232080020000	06232040260000
06251070150000	06262210040000	06232070070000	06232100420000	06262190150000
06262200190000	06232090190000	06232080490000	06232100400000	06232090110000
06232100360000	06232080420000	06262190300000	06232080500000	06232090240000
06232080530000	06232060110000	06262230140000	06232110120000	06222040130000
06264110050000	06234030240000	06231120070000	06264180030000	06232040150000
06241020360000	06253140120000	06264140070000	06261050060000	06221010100000
06233050120000	06222050180000	06261010090000	06231160470000	06352050120000
06232090330000	06232100590000	06241020010000	06233020300000	06241020350000
06241040140000	06231000290000	06231120140000	06241060550000	06234040220000
06264090310000	06232150480000	06221050090000	06264140100000	06241060610000
06361210010000	06261020380000	06262070250000	06261090070000	06243030070000

06262120010000	06222010080000	06253180140000	06134090170000	06134170110000
06134090300000	06134140130000	06251070240000	06251060140000	06262070380000
06262220060000	06262240040000	06251100030000	06262200200000	06262210060000
06232060310000	06232090080000	06262200080000	06234000160000	06232030450000
06264050250000	06232120030000	06261010330000	06253140390000	06264170290000
06222040060000	06232060490000	06233080050000	06264130100000	06264060220000
06232150060000	06234120010000	06222070180000	06134170130000	06222030020000
06352050180000	06262100010000	06264080300000	06264200090000	06262060430000
06264140190000	06234020140000	06241080180000	06234020100000	06233070170000
06262070240000	06251060070000	06262220080000	06251070220000	06251100010000
06221010130000	06232040320000	06264110020000	06134160030000	06231160410000
06261090100000	06234090190000	06234040360000	06264170320000	06253180170000
06253150030000	06241100040000	06232090200000	06234050010000	06234020330000
06264150020000	06261070310000	06233050080000	06221040180000	06222010260000
06221030100000	06261090090000	06234080260000	06234000170000	06261030110000
06261010260000	06233020120000	06234030090000	06261010130000	06261020210000
06233020130000	06262030140000	06261010150000	06234000110000	06261060010000
06261020200000	06261020040000	06231070010000	06261030160000	06262040130000
06233030090000	06253170180000	06264140130000	06264140090000	06264080210000
06264140210000	06264100180000	06234110020000	06222040010000	06264140020000
06133070020000	06241100080000	06262220040000	06253170120000	06264120210000
06243090100000	06241100460000	06233040240000	06262050190000	06264120190000
06134050300000	06241020070000	06232160170000	06243060140000	06251030030000
06262120090000	06262140310000	06262080250000	06243110050000	06232150380000
06243100120000	06262130310000	06251110040000	06262130150000	06243040230000
06251030130000	06262020140000	06262130250000	06232160130000	06234100550000
06243040150000	06243070210000	06243090070000	06243070310000	06243090030000
06243110110000	06251050060000	06261120190000	06262130080000	06251030120000
06262140150000	06243090010000	06262120020000	06243060010000	06234120170000
06232100220000	06243080610000	06231050290000	06134090140000	06222010390000
06222030230000	06264170030000	06233050150000	06241100150000	06243030100000
06264160090000	06232150050000	06232080050000	06241060600000	06232100200000
06232100180000	06261120090000	06232130010000	06232070090000	06232110030000
06262060040000	06222040200000	06261120180000	06264080220000	06251030040000
06262220090000	06232090090000	06262220170000	06262150130000	06262220180000
06251040240000	06234030180000	06251060280000	06234000580000	06264140080000
06243080260000	06234110100000	06243060160000	06262160050000	06264030160000
06222090010000	06231070040000	06264110010000	06221040270000	06264080090000
06264110250000	06264080030000	06241050040000	06233040050000	06241020060000
06231160200000	06134080290000	06232060370000	06232100380000	06262190020000
06232060250000	06232100410000	06234070320000	06232040200000	06234070020000
06232100130000	06241080190000	06251080180000	06234010240000	06232150130000
06241020180000	06264050220000	06241020090000	06231100040000	06262070100000
06253140290000	06221030110000	06264160050000	06264150230000	06221010040000
06222050230000	06222050220000	06221010140000	06222040030000	06222060010000
06222030300000	06221050050000	06222050200000	06222050040000	06221040300000
06222050350000	06222030250000	06221050130000	06222030310000	06251040270000
06251040300000	06221010080000	06221040250000	06221030090000	06221050150000
06221050120000	06234110150000	06221040030000	06232130070000	06241080220000
06264170370000	06264130050000	06264160100000	06241070270000	06241080150000
06264090260000	06241050370000	06221040140000	06231120660000	06264110240000
06222090150000	06222100100000	06222080210000	06261020440000	06253140160000
06133110240000	06134170050000	06134090150000	06134110270000	06134090270000

06134170170000	06134170150000	06134110350000	06134170030000	06134160080000
06134090090000	06134090070000	06251030490000	06231060420000	06231080220000
06233060010000	06231060390000	06231070270000	06234070350000	06261070390000
06262060120000	06231040490000	06231040550000	06231070110000	06231090020000
06231100170000	06231120060000	06233060270000	06234070480000	06234110230000
06231050140000	06261010340000	06261010440000	06261010250000	06261040180000
06261050110000	06262060180000	06231120190000	06232140010000	06261010470000
06233070400000	06261030290000	06231040080000	06231070140000	06233020320000
06231040050000	06231040560000	06231060450000	06231120080000	06234070450000
06261010600000	06261050070000	06261040360000	06261070150000	06261010230000
06261050150000	06231060510000	06231070250000	06231120530000	06261050090000
06262060190000	06231060490000	06232140110000	06261030270000	06261070350000
06231040030000	06231060460000	06231090090000	06231120220000	06231070220000
06231080040000	06231090060000	06232090020000	06232100150000	06234040040000
06234040210000	06261050040000	06262070020000	06231110140000	06231140210000
06233080120000	06261020390000	06261030180000	06231050010000	06233050020000
06234030110000	06234030170000	06261020180000	06261020360000	06261040090000
06261070130000	06231060440000	06231070070000	06231100210000	06232070170000
06233080220000	06262050180000	06262060330000	06231050040000	06231120310000
06233080010000	06234030100000	06262050100000	06231040330000	06231060410000
06231120650000	06233020070000	06261030120000	06262050010000	06262060230000
06231040440000	06231040510000	06231070240000	06231080080000	06231120670000
06233070460000	06234020290000	06234080240000	06261020160000	06261030190000
06262060300000	06262070190000	06231060060000	06231060230000	06231110180000
06232080480000	06233020090000	06233070090000	06234030070000	06234050240000
06231040430000	06231110080000	06231110340000	06231120340000	06233060030000
06261050010000	06262060210000	06231040310000	06231050390000	06231060480000
06231120470000	06233060210000	06234030050000	06231110070000	06233080190000
06231060150000	06231070100000	06232100020000	06261040270000	06261040340000
06262060100000	06231040020000	06231070090000	06231090080000	06231100080000
06233020260000	06231050160000	06232070160000	06232100140000	06232140170000
06231050260000	06231080050000	06231090270000	06232100310000	06233060160000
06233060290000	06233080250000	06261040250000	06262030050000	06134120090000
06261020540000	06262070090000	06231130140000	06232100100000	06232100510000
06233020050000	06233020100000	06233070100000	06261020140000	06261020450000
06261050050000	06231040130000	06231070050000	06231120600000	06231120640000
06234030060000	06261030080000	06231040010000	06231070300000	06261040310000
06262040050000	06231050190000	06261010110000	06261020270000	06261030060000
06262070220000	06232020270000	06231050170000	06261030220000	06231060500000
06261040220000	06261040280000	06262040040000	06231060300000	06261040030000
06231140020000	06232030310000	06261010140000	06261060100000	06243080280000
06241020120000	06241020170000	06261040060000	06251080080000	06221040010000
06251090110000	06251060060000	06262190040000	06243040300000	06231040240000
06232120040000	06133080130000	06233070320000	06264080050000	06233070110000
06134060130000	06264070290000	06231160220000	06234060440000	06243050010000
06253140100000	06264160030000	06264200150000	06361210120000	06133050020000
06264110060000	06264070040000	06251030610000	06262180030000	06231130170000
06264200190000	06264180080000	06231120030000	06234060330000	06234060310000
06222060080000	06222060070000	06232060390000	06243040310000	06134050220000
06241070020000	06262040150000	06262170010000	06231000160000	06231160230000
06231000370000	06361220200000	06221040020000	06234100210000	06234070580000
06261010370000	06261030350000	06234100100000	06233070420000	06234030010000
06261010550000	06232130430000	06253110210000	06251130020000	06264140120000

06264140150000	06264090220000	06264170040000	06264170060000	06264080200000
06234100030000	06222050130000	06222010430000	06264060130000	06253100020000
06262190360000	06262030150000	06222090210000	06234070170000	06241090100000
06232160300000	06241060080000	06232150010000	06251130050000	06262120040000
06222010050000	06134010160000	06262150380000	06264080340000	06232150460000
06264060100000	06264110120000	06253130040000	06262150350000	06233040010000
06264100130000	06253130140000	06262130280000	06243080240000	06243080350000
06243080570000	06262130090000	06234120060000	06232150540000	06243080480000
06243100250000	06262140340000	06243110130000	06261120160000	06232150180000
06232160070000	06243070140000	06251030320000	06243070290000	06243080220000
06232160050000	06261120320000	06264030250000	06262140090000	06243070110000
06261120380000	06264120060000	06134040190000	06134080260000	06253130200000
06232050050000	06262120050000	06232060430000	06264090290000	06264120050000
06262140170000	06262170100000	06251070180000	06251120040000	06232060300000
06232060120000	06262200250000	06243080190000	06232080180000	06234020080000
06261010570000	06261050120000	06234070240000	06231150020000	06134160210000
06221040210000	06253140310000	06264150050000	06253110100000	06253150020000
06261120340000	06222010290000	06264050010000	06264150170000	06264120020000
06361210110000	06253170350000	06241100260000	06261120310000	06264140240000
06264130250000	06264170180000	06264190020000	06232130270000	06253180100000
06251040200000	06222050340000	06221010050000	06231170210000	06221010060000
06221050180000	06222040080000	06222060160000	06222070010000	06221050070000
06251040260000	06222030110000	06251040250000	06221050030000	06251040910000
06262140070000	06231160440000	06264150220000	06133080220000	06262100030000
06232160020000	06222100130000	06133110230000	06134110020000	06232150260000
06261120490000	06243080530000	06262060200000	06231070330000	06232100260000
06262060160000	06232100390000	06232140150000	06233070330000	06134120010000
06261010530000	06261020470000	06231040090000	06231100020000	06234080190000
06262080010000	06261020250000	06234070460000	06262060070000	06262060310000
06261020550000	06261010350000	06261040330000	06261070110000	06234050140000
06231110230000	06234020220000	06233030010000	06233080100000	06231120460000
06234100290000	06261010510000	06261020430000	06261070280000	06262060280000
06231050300000	06232130190000	06232130320000	06232140180000	06234030120000
06261020290000	06261060020000	06262060130000	06234100180000	06232050260000
06234070290000	06262030060000	06231090100000	06261010490000	06262050120000
06231090010000	06261070370000	06234000120000	06262060370000	06261010610000
06234070410000	06262060250000	06261090140000	06261070090000	06134080170000
06234070260000	06261020490000	06231090170000	06231170010000	06222010460000
06233020060000	06231100100000	06253110160000	06352030140000	06262080080000
06262220100000	06264080100000	06264030280000	06264110040000	06231120290000
06262150200000	06243110140000	06232160180000	06241020380000	06232040130000
06233050070000	06234080250000	06233050040000	06234100040000	06234100400000
06234100360000	06264170110000	06133080460000	06232110070000	06264140170000
06264130090000	06253170130000	06261060030000	06251130010000	06264090350000
06264090300000	06264170340000	06264170350000	06241060340000	06264150060000
06251030600000	06253130220000	06261030280000	06264160170000	06253140040000
06253110060000	06264110270000	06264050240000	06232100570000	06261120510000
06232100530000	06232100500000	06261120170000	06234110180000	06232030290000
06232130220000	06234120160000	06232150160000	06262210010000	06232100090000
06232100520000	06251030150000	06234040160000	06262230100000	06262230010000
06262230030000	06251120010000	06221050060000	06243100200000	06253140200000
06253130100000	06253100030000	06222090290000	06243100050000	06262020130000
06264160080000	06264120140000	06222050010000	06262130290000	06264040020000

06262130260000	06133070080000	06261010320000	06264150070000	06233040330000
06222050240000	06264120010000	06251120020000	06232120210000	06243080130000
06133060050000	06133070310000	06134040100000	06261120520000	06243100010000
06243080200000	06251030480000	06253150150000	06243070320000	06262150030000
06243090090000	06253150200000	06241050130000	06134060110000	06234020050000
06134120050000	06234020060000	06262180070000	06262020050000	06243040030000
06253170370000	06264150110000	06253150230000	06352030160000	06361220070000
06361210020000	06253110110000	06253150170000	06222100120000	06241080120000
06253110140000	06253100060000	06243110020000	06231080060000	06264100110000
06264100300000	06264100220000	06264110110000	06264050050000	06264090060000
06134050320000	06221050110000	06134040160000	06264070080000	06264130130000
06264160220000	06264170080000	06264170270000	06264170130000	06264090380000
06264170310000	06264140230000	06222030220000	06231100140000	06264160020000
06264200200000	06361230160000	06262150010000	06134070040000	06134060040000
06133100180000	06134100250000	06134150190000	06234020320000	06222100080000
06134080270000	06253140220000	06264150150000	06261100040000	06251040310000
06222070200000	06222050280000	06221010170000	06221050170000	06222050260000
06222060030000	06222060140000	06222050330000	06222060150000	06222030240000
06221040130000	06222070160000	06222050070000	06221040160000	06222070230000
06222040220000	06222040170000	06222070210000	06221040190000	06222050290000
06221040240000	06222060130000	06243080210000	06233070490000	06253170230000
06262130270000	06264060210000	06243100230000	06264070280000	06264110170000
06243110120000	06264030140000	06232150440000	06243110090000	06264030130000
06264040070000	06264080040000	06264120150000	06264050160000	06243070260000
06264040100000	06264030110000	06232150240000	06234090250000	06243080160000
06262160030000	06264050030000	06264120180000	06251040760000	06234060450000
06234090240000	06243080180000	06264050130000	06231090220000	06134040240000
06233030030000	06233060080000	06231060330000	06231070180000	06231050030000
06134080320000	06134080120000	06231060120000	06262060460000	06134080200000
06231060020000	06231090210000	06232020240000	06134080240000	06134040260000
06251030340000	06251040800000	06262220150000	06222040140000	06231110120000
06231090110000	06262150330000	06251080280000	06262230060000	06134070060000
06231130050000	06361220210000	06361220130000	06361230040000	06233070230000
06264090210000	06264130160000	06264200130000	06264140180000	06264080260000
06253130170000	06253140010000	06231160080000	06231100260000	06253180040000
06232160220000	06264060090000	06253130120000	06264190070000	06261120260000
06264200060000	06251040790000	06261120240000	06261120350000	06262130370000
06262140230000	06232150020000	06232030240000	06232070030000	06251030140000
06262020120000	06262130070000	06232060380000	06232150200000	06232150400000
06234090220000	06251040820000	06251040850000	06251060200000	06261120210000
06232060190000	06232150340000	06262140180000	06264120280000	06232060050000
06232060230000	06232150390000	06251030080000	06262140040000	06262180050000
06251080220000	06261120280000	06262190110000	06264190050000	06232100560000
06262130320000	06251110030000	06262140350000	06262210030000	06262230080000
06262140120000	06262140200000	06251070210000	06251040770000	06262130340000
06262150230000	06232020220000	06232150170000	06262140320000	06262130030000
06262140110000	06232150150000	06232150470000	06262140300000	06264070260000
06232060260000	06232150070000	06251030330000	06251100020000	06262120080000
06262160020000	06262180080000	06264080160000	06261120200000	06262120070000
06262230130000	06232060060000	06232060400000	06232150110000	06251040290000
06262130020000	06262190120000	06262190260000	06232150220000	06232100290000
06232160210000	06251030070000	06232060240000	06232090180000	06232150490000
06262140360000	06264090090000	06232060270000	06251030090000	06232150210000

06264090270000	06251040880000	06262220070000	06261120290000	06262230090000
06232150100000	06232150120000	06232150430000	06251030020000	06261120430000
06262140010000	06262230040000	06262140260000	06262220120000	06251060320000
06262120030000	06234120020000	06133090170000	06134050360000	06233050300000
06234040130000	06233040150000	06253180050000	06133090240000	06133080290000
06262240030000	06222010100000	06133070190000	06133070370000	06352030080000
06264090240000	06262150090000	06133080410000	06352050190000	06264150180000
06264150120000	06352050170000	06361220180000	06264200080000	06234130010000
06231160010000	06134140100000	06352050010000	06264070140000	06133060060000
06133080040000	06253140020000	06133080310000	06133070160000	06133070210000
06352030100000	06361230030000	06243070340000	06243080120000	06243080140000
06243090080000	06243080630000	06243080640000	06243080170000	06243080230000
06264120270000	06243040240000	06264100320000	06134040170000	06352030060000
06361210090000	06264160120000	06361210030000	06352030030000	06253170260000
06253100010000	06253170280000	06264150200000	06264200030000	06253170310000
06253130190000	06253110220000	06253140140000	06253170360000	06264150250000
06253170220000	06264100140000	06264030190000	06264090050000	06243060020000
06222080120000	06231100200000	06133050180000	06264130060000	06264140040000
06264160140000	06264190030000	06264200140000	06264200110000	06264080270000
06264190010000	06264170280000	06264160040000	06264180010000	06264080360000
06264120310000	06264080310000	06264130260000	06264170160000	06264130120000
06264090140000	06264090190000	06264180020000	06253130230000	06264120260000
06264170190000	06352030180000	06264170220000	06264090410000	06264120070000
06264160190000	06264200180000	06264140260000	06264200170000	06352050160000
06264120110000	06134100190000	06222100110000	06264070200000	06251040210000
06251110010000	06231000240000	06222030280000	06221040260000	06222070150000
06222030040000	06222050210000	06222070140000	06251040900000	06222050270000
06264080370000	06264100250000	06234120120000	06264060040000	06264060290000
06264100310000	06264110130000	06234140020000	06262020070000	06264050060000
06264070050000	06243040220000	06264040030000	06264080060000	06262170030000
06264100010000	06264050110000	06264120300000	06243060030000	06264070180000
06264070270000	06232160230000	06234060430000	06243040370000	06261120480000
06262130240000	06264030310000	06264030170000	06264040060000	06264100040000
06264110200000	06264060140000	06261120500000	06264100160000	06262130130000
06262020060000	06264050040000	06264100230000	06264120160000	06264070060000
06264110230000	06251050070000	06264030220000	06264050190000	06264060050000
06264070030000	06264070300000	06264030260000	06264070250000	06264030300000
06264030270000	06264060230000	06264070220000	06264070100000	06264120120000
06264090040000	06262140270000	06264080170000	06261120230000	06264100200000
06133080250000	06133070200000	06231040420000	06231050310000	06231050360000
06231120550000	06133090120000	06233080260000	06231090250000	06231040470000
06231050380000	06233080170000	06231100130000	06231120160000	06261010450000
06231040040000	06231070170000	06261040170000	06134080310000	06261040140000
06262150120000	06262150290000	06262150050000	06262230120000	06251080210000
06253110030000	06361220240000	06361220050000	06361220080000	06253110020000
06253170300000	06361220220000	06361220250000	06253170160000	06253140230000
06352050080000	06264150010000	06253170050000	06264200230000	06253170060000
06253170110000	06232150530000	06232160150000	06232150310000	06262190010000
06262200060000	06262150070000	06251070200000	06262150390000	06262170090000
06262160010000	06251030360000	06251030420000	06232110390000	06251030370000
06251030560000	06251100050000	06251030380000	06232020200000	06232060460000
06251030650000	06251040810000	06251040870000	06232150500000	06251060030000
06262150150000	06251070140000	06262130350000	06262150270000	06361220010000

06251030470000	06262020100000	06264150040000	06251030390000	06262230170000
06232150280000	06251040220000	06134070030000	06133080340000	06134060300000
06243080270000	06133070250000	06133110100000	06133110320000	06264160060000
06251050040000	06264190090000	06264200260000	06264150090000	06264170050000
06264170020000	06264150140000	06352030070000	06231160280000	06264150100000
06243070120000	06262150080000	06361220140000	06243060170000	06251060040000
06243060090000	06232100540000	06134040010000	06264100060000	06234060460000
06253140410000	06361210130000	06352050100000	06264160130000	06241050090000
06232150270000	06253150060000	06253150070000	06231090120000	06251120080000
06361220100000	06222090200000	06243080580000	06243060040000	06241060270000
06253180090000	06253180010000	06253180190000	06241100230000	06134150010000
06264070070000	06262060020000	06264100120000	06264060070000	06243080550000
06264050150000	06264090010000	06134120070000	06264170300000	06222040050000
06222070130000	06262180040000	06231040410000	06352050150000	06231040530000
06231050050000	06231060270000	06233080160000	06232130160000	06361230010000
06361220020000	06361220150000	06264180050000	06264090100000	06243060060000
06262210050000	06262150160000	06243110010000	06134010170000	06134060170000
06134110440000	06134050080000	06133080190000	06134110070000	06251120090000
06264190040000	06231050210000	06264160010000	06264090250000	06264130200000
06264200070000	06361220290000	06251040740000	06133070220000	06264110260000
06251070010000	06253170170000	06262190290000	06134120040000	06253140280000
06133070270000	06262230180000	06262190170000	06253170140000	06134060230000
06133070330000	06134110100000	06134060100000	06264090360000	06133060020000
06134120020000	06251040730000	06243060110000	06264060120000	06264070190000
06264110100000	06232160190000	06241080040000	06231090240000	06253170340000
06133050060000	06241080030000	06264070130000	06231110190000	

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.