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	06251040730000
Property address	701 SUNNYDALE BLVD
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	**$24,463**	**$4,537**

15.6% of the current assessed value.
Estimated tax effect about $962 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1121 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 $24.39 per square foot. This home is assessed at $28.91 per square foot, which is 19% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,003 square feet gives $24,463. 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	1,003 square feet
Land area	12,925 square feet
Year built	1971
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Partial
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$29,000
Assessed value per square foot	$28.91

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	1,137
3	Built within 15 years of this home	1,130
4	Same building type	1,127
5	Same construction quality grade	1,121

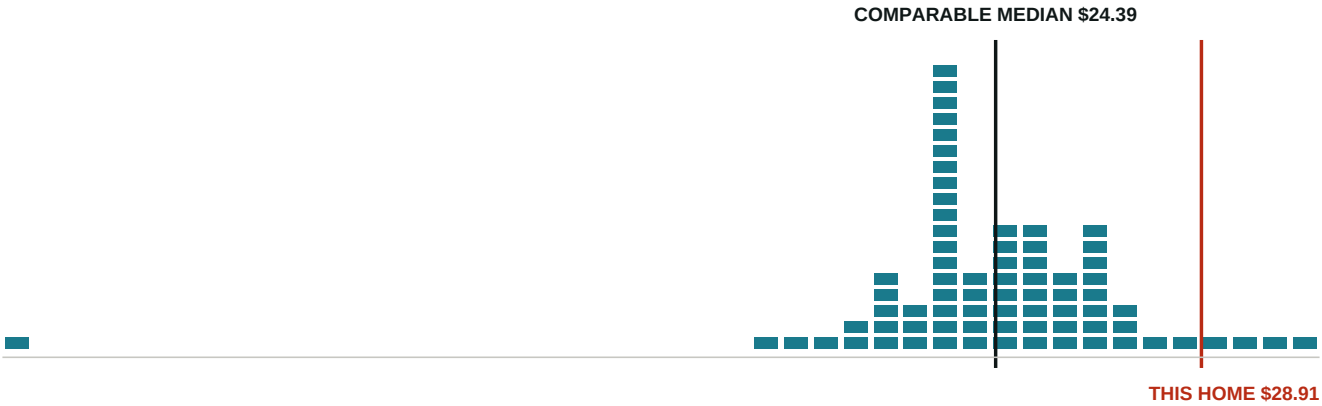
The comparable figure used is the median of all 1121 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1121 properties 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	1,121
Lowest assessed	$2.56 per square foot
25th percentile	$23.58 per square foot
Median	$24.39 per square foot
75th percentile	$26.06 per square foot
Highest assessed	$31.51 per square foot
This home	$28.91 per square foot
Position	assessed above 1110 of the 1121 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1121 comparables	$24.39
Building area of this home	1,003 sq ft
Median multiplied by building area	**$24,463**
Current total assessed value	$29,000
Difference, the reduction requested	**$4,537**

At the 3.03 state equalisation factor certified for 2025 by the Illinois Department of Revenue, and a 7% composite tax rate, a reduction of $4,537 in assessed value is worth roughly $962 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

1121 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 1121 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
06231050070000	3 S BARTLETT RD	1,050	1957	3	1	$21,440	$20.42
06231070310000	120 S CHESTNUT DR	1,018	1964	3	1	$22,000	$21.61
06261010090000		1,044	1959	3	1	$23,573	$22.58
06231160470000		1,018	1962	3	1	$23,000	$22.59
06261090100000		1,025	1959	4	1	$23,480	$22.91
06234090190000		1,012	1962	3	1	$23,185	$22.91
06234050010000		1,000	1960	3	1	$22,945	$22.95
06241020170000		1,007	1970	2	1	$23,771	$23.61
06134050220000		1,051	1971	3	1	$25,000	$23.79
06221040020000		1,050	1965	2	1	$25,000	$23.81
06232130430000		1,026	1962	2	1	$24,463	$23.84
06234070170000		1,044	1960	3	1	$25,000	$23.95
06241060080000		1,043	1967	4	1	$25,000	$23.97
06232080180000		1,032	1975	3	1	$25,000	$24.22
06231150020000		1,030	1959	4	1	$25,000	$24.27
06231090170000		1,018	1961	3	1	$25,000	$24.56
06231170010000		1,018	1961	3	1	$25,000	$24.56
06222010460000		1,018	1962	3	1	$25,000	$24.56
06233020060000		1,018	1958	3	1	$25,000	$24.56
06231100100000		1,018	1961	2	1	$25,000	$24.56
06232040130000		1,012	1961	2	1	$25,000	$24.70
06233050070000		1,012	1959	3	1	$25,000	$24.70
06234080250000		1,012	1960	2	1	$25,000	$24.70
06233050040000		1,012	1958	3	1	$25,000	$24.70
06234100040000		1,012	1960	3	1	$25,000	$24.70
06234100400000		1,012	1960	2	1	$25,000	$24.70
06234100360000		1,012	1960	3	1	$25,000	$24.70
06261060030000		1,050	1958	3	1	$26,000	$24.76
06261030280000		1,008	1958	3	1	$25,000	$24.80
06253150150000		1,035	1972	2	1	$26,000	$25.12
06134100250000		1,026	1972	2	1	$26,000	$25.34
06134150190000		1,026	1971	3	1	$26,000	$25.34
06234020320000		1,026	1963	2	1	$26,000	$25.34
06261100040000		1,025	1962	2	1	$26,000	$25.37
06231110120000		1,018	1962	3	1	$26,000	$25.54
06231090110000		1,018	1961	3	1	$26,000	$25.54
06133090170000		1,051	1971	3	1	$27,000	$25.69
06134050360000		1,051	1972	3	1	$27,000	$25.69
06233050300000		1,012	1959	2	1	$26,000	$25.69
06234040130000		1,012	1959	4	1	$26,000	$25.69

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06233040150000		1,012	1959	4	1	$26,001	$25.69
06222010100000		1,008	1957	4	1	$26,000	$25.79
06264120270000		1,000	1970	3	1	$26,000	$26.00
06243040240000		1,038	1968	3	2	$27,000	$26.01
06251050040000		1,028	1966	3	1	$27,500	$26.75
06231160280000		1,008	1966	3	1	$27,000	$26.79
06243060090000		1,005	1968	3	1	$27,000	$26.87
06231090120000		1,018	1961	3	1	$27,528	$27.04
06134150010000		1,030	1971	3	1	$28,000	$27.18
06134120070000		1,028	1971	3	1	$28,000	$27.24
06134050080000		1,014	1966	2	2	$28,000	$27.61
06133080190000		1,014	1967	3	1	$28,000	$27.61
06251040740000		1,003	1971	3	2	$28,000	$27.92
06134120040000		1,028	1971	3	1	$29,000	$28.21
06134060230000		1,023	1971	3	1	$29,000	$28.35
06133070330000		1,022	1968	3	1	$29,000	$28.38
06133060020000		1,007	1966	2	2	$29,000	$28.80
06134120020000		1,007	1975	3	1	$29,000	$28.80
06251040730000	**701 SUNNYDALE BLVD**	**1,003**	**1971**	**3**	**2**	**$29,000**	**$28.91**
06241080040000		1,050	1968	3	1	$30,683	$29.22
06133050060000		1,014	1966	3	2	$30,001	$29.59

Median of all 1121 comparables: $24.39 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 1121 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	06231040120000	06231050070000	06232030350000
06231060350000	06221030030000	06231040160000	06231090040000	06231050320000
06222010450000	06261120130000	06261120270000	06233040100000	06243070420000
06222030140000	06231070080000	06241020050000	06234070440000	06221040150000
06231060030000	06232160090000	06221010150000	06231040280000	06262070040000
06261030240000	06231070210000	06231070310000	06222030160000	06222030080000
06222030090000	06222030120000	06221030050000	06221030070000	06264070150000
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	06232150140000	06261030030000	06231060210000	06233020040000
06261020100000	06262240020000	06262140250000	06231050340000	06231110200000
06231070370000	06243070270000	06233070180000	06231050200000	06231100240000
06234030080000	06231060110000	06264140110000	06262120060000	06264140010000
06221030080000	06231100180000	06243040250000	06222090180000	06233030060000
06221040230000	06234080300000	06261090110000	06361210060000	06231050130000
06222030330000	06264140200000	06231090260000	06222050320000	06233040440000
06261030330000	06232160080000	06233070020000	06261020500000	06262060290000
06221030040000	06231170220000	06234030240000	06231120070000	06253140120000
06264140070000	06261050060000	06221010100000	06233050120000	06222050180000
06261010090000	06231160470000	06232100590000	06231000290000	06231120140000
06241060550000	06264090310000	06232150480000	06361210010000	06262120010000
06222040060000	06232060490000	06264060220000	06232150060000	06234120010000
06222070180000	06222030020000	06233070170000	06262070240000	06221010130000
06232040320000	06261090100000	06234090190000	06253180170000	06253150030000
06234050010000	06233050080000	06222010260000	06221030100000	06264140130000
06264140090000	06264080210000	06264140210000	06234110020000	06222040010000
06233040240000	06262050190000	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	06231050290000	06222010390000	06222030230000	06243030100000
06232110030000	06262060040000	06264080220000	06262220090000	06232090090000
06262220170000	06262150130000	06262220180000	06251040240000	06243080260000
06234110100000	06243060160000	06262160050000	06233040050000	06241020060000
06231160200000	06232100130000	06241080190000	06251080180000	06234010240000

06232150130000	06241020180000	06231100040000	06262070100000	06221030110000
06264160050000	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	06264170370000	06264130050000	06264160100000	06221040140000
06231120660000	06222090150000	06222100100000	06222080210000	06261020440000
06253140160000	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	06261050150000	06231060510000
06231070250000	06231120530000	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	06261020270000
06261030060000	06262070220000	06232020270000	06231050170000	06261030220000
06231060500000	06261040220000	06261040280000	06262040040000	06231060300000
06261040030000	06231140020000	06232030310000	06261060100000	06243080280000
06241020120000	06241020170000	06261040060000	06243040300000	06231040240000
06133080130000	06233070320000	06233070110000	06231160220000	06234060440000
06243050010000	06133050020000	06264070040000	06231130170000	06264200190000
06264180080000	06231120030000	06234060330000	06234060310000	06243040310000
06134050220000	06241070020000	06262040150000	06262170010000	06221040020000
06232130430000	06251130020000	06264140120000	06264140150000	06264090220000

06264170040000	06264170060000	06264080200000	06234100030000	06222050130000
06222010430000	06264060130000	06253100020000	06262190360000	06262030150000
06222090210000	06234070170000	06241090100000	06232160300000	06241060080000
06262120040000	06222010050000	06264060100000	06264110120000	06262150350000
06233040010000	06264100130000	06262130280000	06243080240000	06243080350000
06243080570000	06262130090000	06234120060000	06232150540000	06243080480000
06243100250000	06262140340000	06243110130000	06261120160000	06232150180000
06232160070000	06243070140000	06251030320000	06243070290000	06243080220000
06232160050000	06261120320000	06264030250000	06262140090000	06243070110000
06264120060000	06134040190000	06134080260000	06262120050000	06264090290000
06264120050000	06262170100000	06251120040000	06232080180000	06234020080000
06261010570000	06261050120000	06234070240000	06231150020000	06134160210000
06221040210000	06253140310000	06264150050000	06253110100000	06253150020000
06222010290000	06264050010000	06264140240000	06264130250000	06264170180000
06264190020000	06253180100000	06251040200000	06222050340000	06221010050000
06231170210000	06221010060000	06221050180000	06222040080000	06222060160000
06222070010000	06221050070000	06251040260000	06222030110000	06251040250000
06221050030000	06251040910000	06262140070000	06231160440000	06264150220000
06133080220000	06262100030000	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	06261070090000
06134080170000	06234070260000	06261020490000	06231090170000	06231170010000
06222010460000	06233020060000	06231100100000	06253110160000	06352030140000
06262080080000	06264030280000	06264110040000	06231120290000	06262150200000
06241020380000	06232040130000	06233050070000	06234080250000	06233050040000
06234100040000	06234100400000	06234100360000	06264170110000	06264140170000
06264130090000	06261060030000	06251130010000	06264150060000	06261030280000
06264160170000	06253140040000	06253110060000	06264110270000	06221050060000
06243100200000	06253100030000	06222090290000	06243100050000	06262020130000
06264160080000	06264120140000	06262130290000	06264040020000	06262130260000
06264150070000	06222050240000	06264120010000	06243080130000	06133060050000
06133070310000	06134040100000	06261120520000	06243080200000	06251030480000
06253150150000	06253150200000	06134060110000	06234020050000	06134120050000
06234020060000	06262020050000	06243040030000	06222100120000	06253110140000
06253100060000	06243110020000	06231080060000	06134050320000	06134040160000
06264070080000	06264130130000	06264160220000	06264170080000	06264170270000
06264170130000	06264090380000	06264170310000	06264140230000	06222030220000
06231100140000	06264160020000	06264200200000	06361230160000	06134100250000
06134150190000	06234020320000	06222100080000	06134080270000	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	06233070490000

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	06231110120000	06231090110000
06262150330000	06251080280000	06262230060000	06231130050000	06361220210000
06361220130000	06361230040000	06231160080000	06253180040000	06232160220000
06133090170000	06134050360000	06233050300000	06234040130000	06233040150000
06133080290000	06262240030000	06222010100000	06264090240000	06262150090000
06264150180000	06264150120000	06352050170000	06234130010000	06231160010000
06133060060000	06133080040000	06133080310000	06133070160000	06133070210000
06264120270000	06243040240000	06264100320000	06134040170000	06352030060000
06361210090000	06264160120000	06361210030000	06352030030000	06253170260000
06253100010000	06253170280000	06264150200000	06264200030000	06253170310000
06253130190000	06253110220000	06253140140000	06253170360000	06264150250000
06253170220000	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	06222100110000	06264070200000
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
06134050090000	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
06264150040000	06251030390000	06262230170000	06232150280000	06251040220000
06134070030000	06133080340000	06134060300000	06243080270000	06264160060000

06251050040000 06264190090000 06264200260000 06264150090000 06264170050000
06264170020000 06264150140000 06352030070000 06231160280000 06264150100000
06243070120000 06262150080000 06243060170000 06243060090000 06232100540000
06134040010000 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
06222040050000 06222070130000 06262180040000 06231040410000 06231040530000
06231050050000 06231060270000 06233080160000 06232130160000 06361230010000
06361220020000 06361220150000 06264180050000 06264090100000 06243060060000
06243110010000 06134010170000 06134060170000 06134050080000 06133080190000
06134110070000 06251120090000 06264190040000 06231050210000 06264160010000
06264090250000 06264130200000 06264200070000 06361220290000 06251040740000
06133070220000 06264110260000 06253170170000 06262190290000 06134120040000
06253140280000 06133070270000 06253170140000 06134060230000 06133070330000
06134110100000 06134060100000 06264090360000 06133060020000 06134120020000
06243060110000 06264060120000 06264070190000 06264110100000 06232160190000
06241080040000 06231090240000 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.