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	06254150250000
Property address	7280 JASMINE DR
Township	Hanover (18)
Assessor neighborhood	18070
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$27,000

13.2% of the current assessed value.

COMPARABLES IMPLY

$23,432

REDUCTION REQUESTED

$3,568

Estimated tax effect about $757 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 232 other properties in assessor neighborhood 18070 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 $28.79 per square foot. This home is assessed at $33.17 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 814 square feet gives $23,432. 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	814 square feet
Land area	7,800 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	1
Half bathrooms	1

Total assessed value	$27,000
Assessed value per square foot	$33.17

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	299
2	Building area within 15% of this home	239
3	Built within 15 years of this home	234
4	Same building type	232
5	Same construction quality grade	232

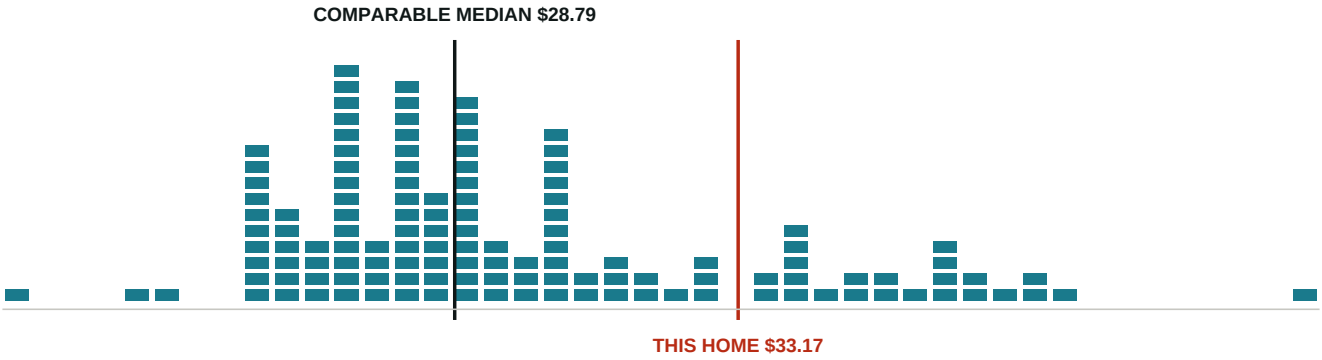
The comparable figure used is the median of all 232 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 232 properties 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	232
Lowest assessed	$21.79 per square foot
25th percentile	$27.15 per square foot
Median	$28.79 per square foot
75th percentile	$30.59 per square foot
Highest assessed	$42.16 per square foot
This home	$33.17 per square foot
Position	assessed above 193 of the 232 comparable properties, the 83rd percentile



$21.79 per sq ft — 232 comparable properties by assessed value per square foot, one mark is 2 properties — $42.16 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 232 comparables	$28.79
Building area of this home	814 sq ft
Median multiplied by building area	**$23,432**
Current total assessed value	$27,000
Difference, the reduction requested	**$3,568**

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 $3,568 in assessed value is worth roughly $757 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

232 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 232 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
06362120210000	1672 EVERGREEN AVE	884	1960	3	1	$23,257	$26.31
06363100190000	2090 DEVON AVE	832	1954	2	1	$22,000	$26.44
06362100110000	1653 POPLAR AVE	884	1960	3	1	$23,757	$26.87
06364030040000	6761 CHURCH ST	768	1962	3	1	$20,808	$27.09
06362100130000	1629 POPLAR AVE	884	1960	3	1	$24,000	$27.15
06362120050000	1729 SYCAMORE AVE	884	1960	2	1	$24,000	$27.15
06362060130000	1817 SYCAMORE AVE	884	1961	2	1	$24,000	$27.15
06361150190000		759	1971	2	1	$21,066	$27.75
06361080370000		856	1962	2	1	$24,000	$28.04
06361110020000		876	1968	2	1	$25,000	$28.54
06361120090000		876	1968	3	1	$25,000	$28.54
06361130080000		876	1968	2	1	$25,000	$28.54
06361130120000		875	1968	2	1	$25,000	$28.57
06363100210000		762	1954	2	1	$22,000	$28.87
06363130120000		864	1972	3	1	$25,000	$28.94
06361180030000		823	1971	2	1	$24,000	$29.16
06361170120000		823	1972	2	1	$24,000	$29.16
06363130210000		748	1972	3	2	$22,002	$29.41
06364040200000		768	1962	2	1	$22,756	$29.63
06361120010000		876	1975	2	1	$26,000	$29.68
06363000050000		840	1973	3	1	$25,000	$29.76
06363040010000		802	1959	2	1	$24,000	$29.93
06254150200000		883	1968	3	1	$27,000	$30.58
06361200310000		882	1976	3	1	$27,000	$30.61
06364050020000		777	1964	3	1	$24,000	$30.89
06361110010000		759	1968	3	1	$23,497	$30.96
06361160180000		768	1972	2	1	$24,000	$31.25
06362070460000		768	1962	2	1	$24,000	$31.25
06364030310000		768	1962	3	1	$24,000	$31.25
06361170090000		823	1972	2	1	$26,000	$31.59
06361170020000		823	1971	2	1	$26,000	$31.59
06363130200000		748	1972	2	1	$24,000	$32.09
06361160200000		823	1972	4	2	$27,000	$32.81
06361170140000		823	1971	4	1	$27,000	$32.81
06254150250000	**7280 JASMINE DR**	**814**	**1968**	**3**	**1**	**$27,000**	**$33.17**
06361180250000		833	1971	4	2	$28,000	$33.61
06361160110000		768	1971	2	1	$26,000	$33.85
06364030190000		768	1962	3	1	$26,000	$33.85
06361170110000		823	1971	3	1	$28,000	$34.02
06361140080000		823	1972	3	1	$28,000	$34.02

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06361170170000		759	1973	2	1	$26,000	$34.26
06361120070000		759	1968	2	1	$26,000	$34.26
06361130090000		759	1968	2	1	$26,000	$34.26
06361170200000		759	1971	2	1	$26,000	$34.26
06361120040000		759	1968	4	2	$26,289	$34.64
06363130150000		748	1972	2	1	$26,000	$34.76
06363130140000		748	1972	2	1	$26,000	$34.76
06361180290000		768	1971	3	2	$27,000	$35.16
06361150100000		759	1971	2	1	$27,000	$35.57
06361150150000		759	1972	3	1	$27,000	$35.57
06361130110000		759	1968	2	1	$27,000	$35.57
06361020070000		748	1963	2	1	$27,000	$36.10
06361170190000		768	1973	4	2	$28,000	$36.46
06361140140000		768	1972	3	2	$28,000	$36.46
06361120170000		759	1968	2	2	$28,000	$36.89
06361120050000		759	1968	4	2	$28,000	$36.89
06361110030000		759	1968	2	2	$28,000	$36.89
06361150050000		759	1971	3	2	$28,000	$36.89
06361190320000		748	1975	2	2	$28,000	$37.43
06361150160000		759	1971	4	2	$29,000	$38.21
06361150030000		759	1972	2	1	$32,000	$42.16

Median of all 232 comparables: $28.79 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18070, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 232 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.

06362080220000	06362010210000	06362020230000	06362010270000	06362130310000
06364030360000	06254040010000	06362130280000	06362130290000	06362160170000
06362040220000	06362130040000	06364040290000	06362130020000	06362010030000
06362190120000	06362040160000	06364040230000	06362180160000	06362090140000
06362020080000	06364050170000	06361170210000	06364030320000	06254050140000
06254100040000	06364040090000	06364040360000	06364040320000	06364050030000
06364050060000	06362120210000	06362180170000	06362200040000	06363100190000
06364030020000	06364050140000	06362020160000	06362040120000	06362100110000
06362030080000	06364040340000	06362010010000	06362010040000	06362010140000
06362090080000	06362040030000	06364030180000	06362090020000	06362030030000
06362030240000	06362010170000	06362030050000	06364030040000	06362100130000
06362120050000	06362060130000	06362120240000	06362100020000	06362060030000
06362060220000	06362120060000	06362060060000	06362110280000	06362100200000
06362070020000	06362070040000	06362070140000	06362090220000	06362180070000
06363100260000	06362160080000	06362090050000	06362110110000	06362010150000
06361150190000	06361080370000	06362140040000	06364030280000	06364040110000
06364040260000	06362180050000	06362190050000	06364040150000	06364040250000
06362170190000	06362020180000	06364030210000	06364040130000	06362140030000
06362140110000	06362090280000	06364030270000	06362090260000	06362130030000
06362140060000	06362170080000	06364050150000	06361140130000	06361170240000
06361180210000	06361160260000	06361140090000	06361140070000	06362110140000
06362060070000	06361140110000	06362100290000	06363010080000	06363000040000
06361110020000	06361120090000	06361130080000	06361130120000	06361200080000
06362070350000	06362020240000	06363100210000	06363130120000	06362080280000
06362010060000	06362140050000	06362150220000	06362130250000	06362080180000
06362190110000	06362080040000	06362090190000	06362080230000	06362010300000
06362140010000	06362150160000	06362010200000	06362150050000	06362040260000
06362090040000	06362020050000	06362020210000	06362080290000	06361180030000
06361170120000	06362050130000	06362120070000	06362060120000	06362110160000
06363130210000	06363040070000	06364040200000	06361200300000	06361120010000
06363000050000	06363040010000	06254050040000	06362010090000	06362080120000
06362020020000	06362030120000	06362150110000	06364040100000	06362020150000
06362160070000	06362060040000	06362060280000	06362130140000	06362050170000
06362110200000	06362130120000	06362100230000	06362110100000	06362050110000
06362120120000	06362100220000	06363040050000	06254150200000	06361200310000
06364050020000	06361110010000	06361110070000	06361160180000	06362070460000
06364030310000	06362080130000	06362090290000	06361170090000	06361170020000
06362060190000	06363130200000	06363020270000	06361170150000	06362100040000
06361160200000	06361170140000	06361160090000	06362090180000	06361180250000
06361150090000	06361160110000	06364030190000	06362060080000	06361170110000
06361140080000	06361170170000	06361120070000	06361130090000	06361170200000
06364030230000	06361120040000	06363130150000	06363130140000	06361180290000
06361150100000	06361150150000	06361130110000	06361020070000	06361160080000
06361160100000	06361160070000	06361170280000	06361120030000	06361170190000
06361140140000	06361120170000	06361120050000	06361110030000	06361150050000

06361190320000 06361150110000 06361130140000 06361130100000 06361150160000
06361170260000 06361150030000

SECTION 7

Sources, method and limits

Data

Assessed values	Cook County Assessor, Assessed Values, tax year 2026
Characteristics	Cook County Assessor, residential improvement characteristics
Addresses	Cook County Assessor, parcel address table
Publisher	Cook County Open Data, datacatalog.cookcountyil.gov
Read on	15 November 2026
Equalisation factor	3.03 for 2025, Illinois Department of Revenue

Method

Comparable properties are drawn from the same assessor neighborhood and property class, then filtered on building area, year built, building type and construction quality grade. The comparable figure is the median assessed value per square foot across every surviving property. The requested value is that median multiplied by this home's recorded building area.

Limits

Assessed values change during the year as townships are certified and as appeals are decided, so a figure here can be superseded. The roll's recorded characteristics are sometimes wrong. Condominiums are excluded because they are not assessed per square foot. This document is a presentation of published data. It is not an appraisal and not a prediction.

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