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	20023050440000
Property address	4438 S DREXEL BLVD D
Township	Hyde Park (70)
Assessor neighborhood	70010
Property class	295 Townhome, individually owned
Assessment stage	Certified value for 2026

ASSESSED NOW

$64,347

10.8% of the current assessed value.

COMPARABLES IMPLY

$57,404

Estimated tax effect about $1,473 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,943

SECTION 1

The argument in one paragraph

The Assessor values 53 other properties in assessor neighborhood 70010 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 $24.07 per square foot. This home is assessed at $26.98 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,385 square feet gives $57,404. 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	2,385 square feet
Land area	1,349 square feet
Year built	2022
Building type	3 Story +
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Slab
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	3
Half bathrooms	1

Total assessed value	$64,347
Assessed value per square foot	$26.98

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	347
2	Building area within 15% of this home	116
3	Built within 15 years of this home	82
4	Same building type	53
5	Same construction quality grade	53

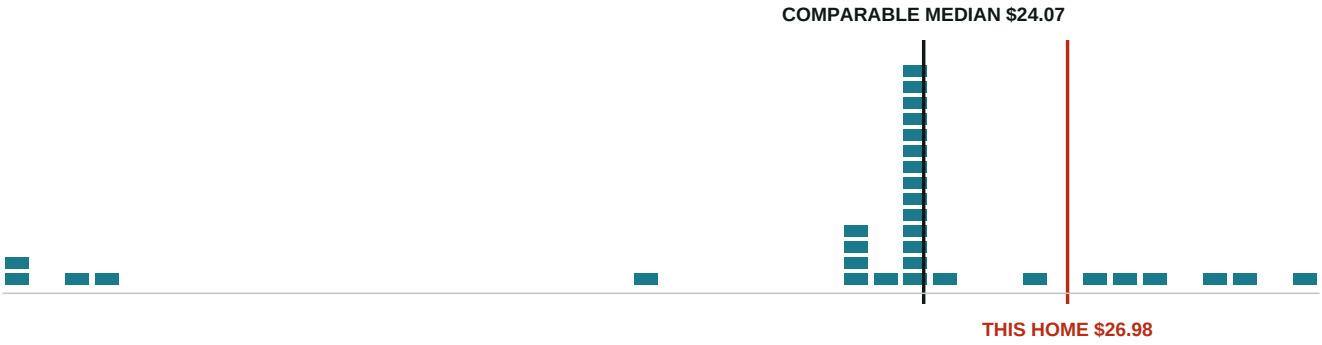
The comparable figure used is the median of all 53 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 53 properties 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	53
Lowest assessed	$5.43 per square foot
25th percentile	$22.65 per square foot
Median	$24.07 per square foot
75th percentile	$24.20 per square foot
Highest assessed	$32.08 per square foot
This home	$26.98 per square foot
Position	assessed above 46 of the 53 comparable properties, the 87th percentile



$5.43 per sq ft — 53 comparable properties by assessed value per square foot, one mark is 2 properties — $32.08 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 53 comparables	$24.07
Building area of this home	2,385 sq ft
Median multiplied by building area	**$57,404**
Current total assessed value	$64,347
Difference, the reduction requested	**$6,943**

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 $6,943 in assessed value is worth roughly $1,473 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

All 53 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20021070120000	1006 E 41ST ST	2,689	2026	5	3	$14,601	$5.43
20021070140000	1008 E 41ST ST	2,689	2026	5	3	$14,814	$5.51
20021070130000	1006 E 41ST ST	2,689	2026	5	3	$15,220	$5.66
20021070150000	1010 E 41ST ST	2,689	2026	5	3	$18,166	$6.76
20021070160000	1012 E 41ST ST	2,689	2026	5	3	$18,166	$6.76
20021070170000	1014 E 41ST ST	2,689	2026	5	3	$19,538	$7.27
20021070180000	1016 E 41ST ST	2,689	2026	5	3	$19,566	$7.28
20111090270000	4926 S DREXEL BLVD A	2,433	2007	4	3	$45,549	$18.72
20103060780000	5210 MARTIN LUTHER	2,340	2010	4	3	$53,000	$22.65
20103060730000	5208 MARTIN LUTHER	2,340	2010	4	3	$53,000	$22.65
20103060760000	5209 MARTIN LUTHER	2,340	2010	4	3	$53,000	$22.65
20103060720000	5208 MARTIN LUTHER	2,340	2010	4	3	$53,000	$22.65
20103060740000	5210 S KING DR APT C	2,340	2010	4	3	$53,000	$22.65
20103060790000	5210 MARTIN LUTHER	2,340	2010	4	3	$53,000	$22.65
20103060770000	5210 MARTIN LUTHER	2,340	2010	4	3	$53,001	$22.65
20023050380000	4434 S DREXEL BLVD	2,490	2022	4	3	$58,747	$23.59
20111000600000	4756 S DREXEL BLVD	2,155	2007	4	3	$51,001	$23.67
20023050590000	4440 S DREXEL BLVD L	2,445	2023	3	3	$58,000	$23.72
20023050550000	4442 S DREXEL BLVD H	2,444	2024	3	3	$58,000	$23.73
20023050400000	4430 S DREXEL BLVD	2,391	2022	4	3	$56,884	$23.79
20023050500000	4444 S DREXEL BLVD C	2,433	2024	3	3	$58,000	$23.84
20103060750000	5209 MARTIN LUTHER	2,340	2011	4	3	$56,001	$23.93
20023050580000	4440 S DREXEL BLVD K	2,422	2023	3	3	$58,000	$23.95
20023050540000	4442 S DREXEL BLVD G	2,422	2024	3	3	$58,000	$23.95
20023050510000	4444 S DREXEL BLVD D	2,422	2024	3	3	$58,001	$23.95
20023050560000	4440 S DREXEL BLVD I	2,411	2023	3	3	$58,001	$24.06
20023050480000	4444 S DREXEL BLVD A	2,389	2024	3	3	$57,500	$24.07
20023050570000	4440 S DREXEL BLVD J	2,377	2023	3	3	$57,500	$24.19
20023050520000	4442 S DREXEL BLVD E	2,377	2024	3	3	$57,500	$24.19
20023050490000	4444 S DREXEL BLVD B	2,377	2024	3	3	$57,500	$24.19
20023050530000	4442 S DREXEL BLVD F	2,377	2024	3	1	$57,501	$24.19
20024051150000	4649 S LAKE PARK AVE A	2,114	2019	3	2	$51,157	$24.20
20024051170000	4649 S LAKE PARK AVE C	2,114	2019	3	2	$51,157	$24.20
20024051190000	4649 S LAKE PARK AVE E	2,114	2019	3	2	$51,157	$24.20
20024051050000	4645 S LAKE PARK AVE A	2,114	2019	3	2	$51,158	$24.20
20024051070000	4645 S LAKE PARK AVE C	2,114	2019	3	2	$51,158	$24.20
20024051100000	4647 S LAKE PARK AVE E	2,114	2019	3	2	$51,158	$24.20
20024051090000	4645 S LAKE PARK AVE E	2,114	2019	3	2	$51,158	$24.20
20024051120000	4647 S LAKE PARK AVE C	2,114	2019	3	2	$51,158	$24.20
20024051020000	4639 S LAKE PARK AVE C	2,114	2019	3	2	$51,158	$24.20

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20024051140000	4647 S LAKE PARK AVE A	2,114	2019	3	2	$51,158	$24.20
20024051000000	4639 S LAKE PARK AVE A	2,114	2019	3	2	$51,158	$24.20
20024051040000	4639 S LAKE PARK AVE E	2,114	2019	3	2	$51,158	$24.20
20023050450000	4446 S DREXEL BLVD A	2,422	2022	4	3	$58,686	$24.23
20023050460000	4446 S DREXEL BLVD B	2,422	2022	4	3	$59,999	$24.77
20023050370000	4436 S DREXEL BLVD	2,518	2022	4	3	$65,901	$26.17
20023050440000	**4438 S DREXEL BLVD D**	**2,385**	**2022**	**3**	**3**	**$64,347**	**$26.98**
20023050390000	4432 S DREXEL BLVD	2,391	2022	4	3	$65,856	$27.54
20023050360000	4448 S DREXEL BLVD B	2,490	2022	4	3	$69,017	$27.72
20023050430000	4438 S DREXEL BLVD C	2,385	2022	3	3	$67,291	$28.21
20023050410000	4438 S DREXEL BLVD A	2,445	2022	3	3	$69,677	$28.50
20023050350000	4448 S DREXEL BLVD A	2,490	2022	3	3	$74,001	$29.72
20023050420000	4438 S DREXEL BLVD B	2,445	2022	3	3	$74,001	$30.27
20021070750000	4071 S ELLIS AVE	2,689	2026	5	3	$86,258	$32.08

Median of all 53 comparables: $24.07 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70010, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 53 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.

20021070120000	20021070140000	20021070130000	20021070150000	20021070160000
20021070170000	20021070180000	20111090270000	20103060780000	20103060730000
20103060760000	20103060720000	20103060740000	20103060790000	20103060770000
20023050380000	20111000600000	20023050590000	20023050550000	20023050400000
20023050500000	20103060750000	20023050580000	20023050540000	20023050510000
20023050560000	20023050480000	20023050570000	20023050520000	20023050490000
20023050530000	20024051150000	20024051170000	20024051190000	20024051050000
20024051070000	20024051100000	20024051090000	20024051120000	20024051020000
20024051140000	20024051000000	20024051040000	20023050450000	20023050460000
20023050370000	20023050390000	20023050360000	20023050430000	20023050410000
20023050350000	20023050420000	20021070750000		

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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