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	20034030170000
Property address	4345 S SAINT LAWRENCE AVE
Township	Hyde Park (70)
Assessor neighborhood	70010
Property class	210 Single-family, historic
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$30,122	**$26,272**	**$3,850**

12.8% of the current assessed value.
Estimated tax effect about $817 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 87 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 $16.26 per square foot. This home is assessed at $18.64 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,616 square feet gives $26,272. 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	1,616 square feet
Land area	2,481 square feet
Year built	1889
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	3
Full bathrooms	3
Half bathrooms	1

Total assessed value	$30,122
Assessed value per square foot	$18.64

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	652
2	Building area within 15% of this home	95
3	Built within 15 years of this home	91
4	Same building type	88
5	Same construction quality grade	87

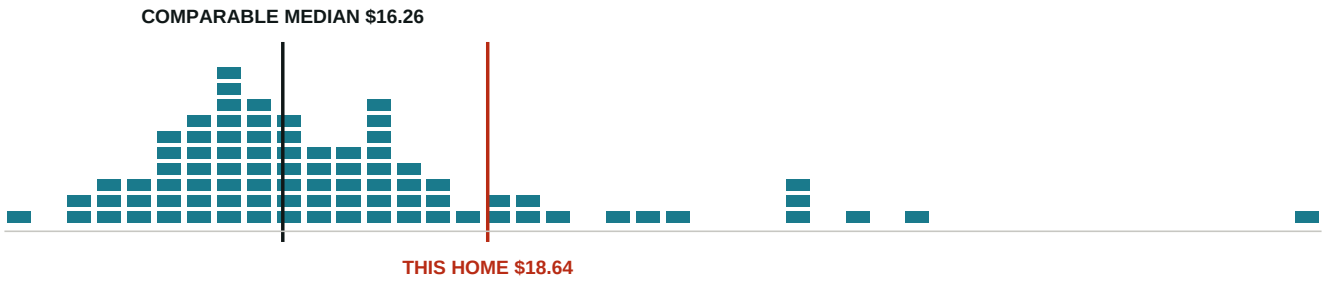
The comparable figure used is the median of all 87 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 87 properties 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	87
Lowest assessed	$13.02 per square foot
25th percentile	$15.41 per square foot
Median	$16.26 per square foot
75th percentile	$17.55 per square foot
Highest assessed	$28.33 per square foot
This home	$18.64 per square foot
Position	assessed above 73 of the 87 comparable properties, the 84th percentile



$13.02 per sq ft — 87 comparable properties by assessed value per square foot, one mark is one property — $28.33 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 87 comparables	$16.26
Building area of this home	1,616 sq ft
Median multiplied by building area	**$26,272**
Current total assessed value	$30,122
Difference, the reduction requested	**$3,850**

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 $3,850 in assessed value is worth roughly $817 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

87 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 87 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
20032010210000	3922 S LANGLEY AVE	1,536	1884	3	1	$20,001	$13.02
20032070110000	639 E OAKWOOD BLVD	1,664	1880	3	1	$23,000	$13.82
20032070090000	635 E OAKWOOD BLVD	1,664	1880	3	1	$23,001	$13.82
20032070100000	637 E OAKWOOD BLVD	1,664	1880	3	1	$24,001	$14.42
20023010390000	930 E 44TH ST	1,802	1883	3	2	$26,001	$14.43
20032140050000	609 E 41ST ST	1,558	1883	3	2	$23,000	$14.76
20032010680000	3920 S LANGLEY AVE HSE	1,536	1884	3	1	$23,000	$14.97
20111000280000	825 E 47TH PL	1,514	1892	3	1	$23,001	$15.19
20032140040000	607 E 41ST ST	1,568	1883	4	1	$24,000	$15.31
20032140070000	613 E 41ST ST	1,568	1883	4	2	$24,000	$15.31
20111000290000	827 E 47TH PL	1,698	1892	3	1	$26,001	$15.31
20032140030000	605 E 41ST ST	1,728	1883	5	3	$26,536	$15.36
20031090100000	4029 S INDIANA AVE	1,746	1888	3	2	$27,001	$15.46
20021160110000	1012 E 42ND PL 1	1,674	1895	4	2	$26,000	$15.53
20111000070000	814 E 47TH PL	1,734	1893	4	2	$27,000	$15.57
20032030160000	461 E OAKWOOD BLVD	1,780	1878	3	2	$28,000	$15.73
20034220130000	441 E 46TH PL	1,588	1888	3	1	$25,000	$15.74
20032140020000	603 E 41ST ST	1,648	1886	3	2	$26,000	$15.78
20032250060000	4217 S CHAMPLAIN AVE	1,616	1890	4	2	$25,496	$15.78
20033110020000	4403 S CALUMET AVE	1,520	1888	3	2	$24,000	$15.79
20033110030000	4405 S CALUMET AVE	1,520	1888	3	2	$24,000	$15.79
20032010460000	638 E OAKWOOD BLVD	1,562	1886	3	2	$25,001	$16.01
20023120070000	925 E 45TH ST	1,496	1893	4	1	$24,000	$16.04
20023120080000	927 E 45TH ST	1,496	1893	3	1	$24,000	$16.04
20032010440000	634 E OAKWOOD BLVD	1,496	1886	4	2	$24,001	$16.04
20102040430000	4744 S LANGLEY AVE	1,800	1897	3	1	$29,001	$16.11
20021160210000	4134 S BERKELEY AVE	1,728	1891	3	2	$28,001	$16.20
20021130490000	4130 S ELLIS AVE	1,732	1887	4	2	$28,158	$16.26
20021160200000	4132 S BERKELEY AVE	1,724	1891	4	2	$28,316	$16.42
20111000260000	821 E 47TH PL	1,698	1892	4	2	$28,000	$16.49
20111000100000	820 E 47TH PL	1,698	1896	4	2	$28,018	$16.50
20023070460000	4422 S BERKELEY AVE	1,606	1893	5	2	$26,597	$16.56
20102050290000	4736 S EVANS AVE	1,620	1889	3	1	$27,001	$16.67
20032010470000	640 E OAKWOOD BLVD	1,496	1885	4	2	$25,000	$16.71
20102040390000	4736 S LANGLEY AVE	1,610	1893	3	1	$27,001	$16.77
20102220080000	429 E 50TH ST	1,608	1893	3	2	$27,001	$16.79
20021160150000	4122 S BERKELEY AVE 1	1,584	1892	3	1	$27,000	$17.05
20021160190000	4130 S BERKELEY AVE	1,584	1891	3	1	$27,000	$17.05
20111000110000	822 E 47TH PL	1,638	1891	5	2	$28,001	$17.09
20021140210000	4104 S LAKE PARK AVE	1,753	1888	3	1	$30,000	$17.11

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20034020250000	4322 S SAINT LAWRENCE AV	1,742	1888	3	2	$30,001	$17.22
20023040260000	1120 E 44TH ST	1,799	1888	4	2	$31,000	$17.23
20021160180000		1,563	1891	3	2	$27,000	$17.27
20032010450000		1,562	1886	4	3	$27,001	$17.29
20111000230000		1,734	1892	3	2	$30,000	$17.30
20101160110000		1,590	1902	4	2	$28,000	$17.61
20101160090000		1,590	1902	4	1	$28,000	$17.61
20111000300000		1,758	1892	5	2	$31,001	$17.63
20111000090000		1,698	1891	4	2	$30,001	$17.67
20102040170000		1,630	1895	4	2	$29,378	$18.02
20102130350000		1,710	1888	4	2	$31,001	$18.13
20032100490000		1,530	1884	3	2	$28,001	$18.30
20034030170000	**4345 S SAINT LAWRENCE AV**	**1,616**	**1889**	**3**	**3**	**$30,122**	**$18.64**
20101160100000		1,590	1902	4	2	$30,000	$18.87
20034030180000		1,480	1890	4	3	$28,001	$18.92
20102120020000		1,680	1886	3	2	$32,001	$19.05
20102050300000		1,620	1888	3	2	$33,001	$20.37
20023120060000		1,702	1893	4	3	$35,682	$20.96
20102130030000		1,725	1888	4	2	$38,301	$22.20
20021070350000		1,655	1878	4	2	$37,000	$22.36
20023040280000		1,800	1888	3	3	$51,001	$28.33

Median of all 87 comparables: $16.26 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 87 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.

20032010210000	20032070110000	20032070090000	20153040150000	20153040130000
20153040140000	20032070100000	20023010390000	20032140290000	20032140050000
20153040180000	20032140370000	20032010680000	20023070390000	20032070050000
20111000280000	20023040210000	20023040220000	20032140040000	20032140070000
20111000290000	20032140030000	20031090100000	20021160110000	20111000070000
20032030160000	20034220130000	20032140020000	20032250060000	20111000080000
20033110020000	20033110030000	20031200020000	20102130330000	20111000060000
20032010460000	20023120070000	20023120080000	20032010440000	20102040430000
20034140120000	20021130560000	20021160210000	20021130490000	20021160200000
20111000260000	20111000100000	20023070460000	20102050290000	20032010470000
20102040390000	20102220080000	20021160150000	20021160190000	20111000110000
20021140210000	20023030200000	20032170090000	20034020250000	20023040260000
20021160180000	20032010450000	20111000230000	20111000140000	20102130340000
20101160110000	20101160090000	20111000300000	20111000090000	20102030250000
20102040170000	20102130350000	20032100490000	20101160100000	20034030180000
20102120020000	20102050250000	20023070440000	20031150370000	20102050300000
20023120060000	20102130030000	20032010670000	20021070350000	20032140360000
20032100500000	20023040280000			

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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