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	20254160230000
Property address	7724 S CHAPPEL AVE HSE
Township	Hyde Park (70)
Assessor neighborhood	70080
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$16,600

19.2% of the current assessed value.

COMPARABLES IMPLY

$13,418

REDUCTION REQUESTED

$3,182

Estimated tax effect about $675 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1484 other properties in assessor neighborhood 70080 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 $9.91 per square foot. This home is assessed at $12.26 per square foot, which is 24% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,354 square feet gives $13,418. 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	1,354 square feet
Land area	4,720 square feet
Year built	1923
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$16,600
Assessed value per square foot	$12.26

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	3,644
2	Building area within 15% of this home	2,156
3	Built within 15 years of this home	1,685
4	Same building type	1,486
5	Same construction quality grade	1,484

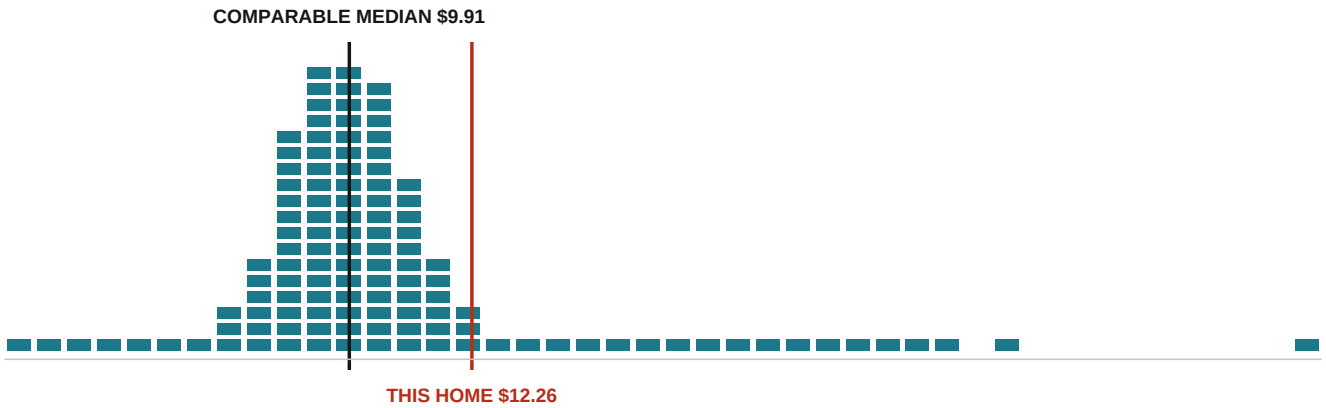
The comparable figure used is the median of all 1484 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1484 properties 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	1,484
Lowest assessed	$3.30 per square foot
25th percentile	$9.06 per square foot
Median	$9.91 per square foot
75th percentile	$10.71 per square foot
Highest assessed	$28.55 per square foot
This home	$12.26 per square foot
Position	assessed above 1406 of the 1484 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1484 comparables	$9.91
Building area of this home	1,354 sq ft
Median multiplied by building area	**$13,418**
Current total assessed value	$16,600
Difference, the reduction requested	**$3,182**

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 $3,182 in assessed value is worth roughly $675 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

1484 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 1484 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
20351240890000	1143 E 82ND PL	1,350	1925	3	1	$5,575	$4.13
20351240900000	1143 E 82ND PL	1,350	1925	3	1	$5,594	$4.14
20251190220000		1,346	1918	4	1	$10,400	$7.73
20251200040000		1,355	1919	3	1	$10,701	$7.90
20362230110000		1,360	1922	3	1	$10,801	$7.94
20361110490000		1,356	1927	3	1	$10,800	$7.96
20361090290000		1,360	1920	3	1	$11,000	$8.09
20361100070000		1,355	1918	3	1	$11,101	$8.19
20253090110000		1,361	1919	3	1	$11,200	$8.23
20361100060000		1,355	1923	3	1	$11,593	$8.56
20251200030000		1,355	1919	3	1	$11,701	$8.64
20352310060000		1,353	1922	3	1	$11,700	$8.65
20253200200000		1,354	1915	3	1	$11,801	$8.72
20362250110000		1,359	1924	3	1	$11,900	$8.76
20362020230000		1,347	1918	3	1	$11,800	$8.76
20362180140000		1,357	1925	3	1	$11,900	$8.77
20362150050000		1,350	1923	3	1	$11,900	$8.81
20354150250000		1,356	1930	3	1	$12,101	$8.92
20361100040000		1,355	1918	3	1	$12,101	$8.93
20354070080000		1,352	1927	3	1	$12,101	$8.95
20362190070000		1,350	1928	3	1	$12,101	$8.96
20363110240000		1,348	1928	4	1	$12,101	$8.98
20354090280000		1,347	1926	3	1	$12,101	$8.98
20352130350000		1,352	1922	3	1	$12,200	$9.02
20254010320000		1,359	1916	3	1	$12,400	$9.12
20352290200000		1,360	1920	3	1	$12,700	$9.34
20352280240000		1,352	1920	3	1	$12,700	$9.39
20352280250000		1,352	1919	3	1	$12,700	$9.39
20352290050000		1,350	1915	3	1	$12,700	$9.41
20352290120000		1,350	1925	4	1	$12,700	$9.41
20254010360000		1,350	1918	4	1	$12,701	$9.41
20254010350000		1,350	1918	3	1	$12,701	$9.41
20362060250000		1,360	1919	4	2	$12,900	$9.49
20362180130000		1,357	1925	3	1	$12,900	$9.51
20362120050000		1,354	1923	3	1	$12,901	$9.53
20362070140000		1,348	1921	3	1	$12,901	$9.57
20363170050000		1,361	1926	3	1	$13,101	$9.63
20361100030000		1,361	1918	3	1	$13,101	$9.63
20354090330000		1,360	1929	4	1	$13,101	$9.63
20251360300000		1,358	1914	3	1	$13,100	$9.65

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20354100210000		1,355	1925	3	1	$13,101	$9.67
20363000310000		1,351	1923	3	1	$13,101	$9.70
20254170010000		1,361	1923	3	1	$13,200	$9.70
20254010190000		1,350	1921	3	1	$13,100	$9.70
20363090060000		1,347	1924	3	1	$13,101	$9.73
20251280220000		1,352	1916	4	1	$13,701	$10.13
20362100200000		1,357	1923	3	1	$13,800	$10.17
20254030230000		1,350	1920	2	1	$13,800	$10.22
20362060280000		1,360	1922	3	1	$14,001	$10.29
20362150060000		1,350	1924	3	1	$13,900	$10.30
20364130050000		1,352	1923	3	1	$14,000	$10.36
20354070050000		1,356	1923	3	1	$14,101	$10.40
20364120280000		1,347	1925	3	1	$14,101	$10.47
20254130170000		1,352	1922	3	1	$14,601	$10.80
20254100030000		1,350	1919	3	1	$14,600	$10.81
20362280010000		1,360	1923	3	1	$15,001	$11.03
20361070200000		1,350	1920	3	1	$15,000	$11.11
20352130060000		1,353	1922	3	1	$15,200	$11.23
20361070290000		1,357	1916	2	1	$16,000	$11.79
20254160230000	**7724 S CHAPPEL AVE HSE**	**1,354**	**1923**	**3**	**1**	**$16,600**	**$12.26**
20254250210000		1,348	1929	3	1	$22,400	$16.62

Median of all 1484 comparables: $9.91 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70080, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 1484 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.

20351240470000	20363170060000	20352130280000	20354070010000	20351240890000
20351240900000	20254210230000	20352060210000	20352060200000	20363120180000
20363120190000	20352180170000	20352130270000	20352130240000	20352130230000
20254210220000	21301060100000	20361100360000	20253190310000	20352180180000
20253200020000	20362020210000	20253190080000	20253200120000	20253090160000
21304170040000	20253200170000	20361050130000	20253200340000	20253200350000
21301180090000	20361170100000	20352210300000	20254150030000	20362120270000
20253190120000	20254300020000	20254150110000	20354100170000	20251140310000
20362120300000	20352150040000	20362140050000	21303290150000	20254230230000
20362120100000	20253110340000	21301150240000	20253200330000	20254300030000
20254140110000	20351241310000	20362170260000	20253110030000	20253220060000
21303290030000	20352140250000	20253190160000	20362020220000	20254150080000
20251190220000	20254230280000	20253200320000	20352010230000	20362190270000
20253190350000	20352230100000	20361100100000	20253020170000	20362090120000
20363020130000	20253230050000	20253090270000	20253190330000	20253120140000
20253190020000	20362200110000	20362010150000	20251200040000	21301090220000
20364110220000	20362230110000	20253090150000	20361110490000	20362200130000
20253020200000	20253190130000	20253220270000	20253080200000	20253200310000
20362250160000	20362250150000	20253200040000	20361010280000	20352300270000
20361210070000	20362140210000	20361050120000	20253120220000	20352140230000
20362120240000	20254150280000	20361090290000	25024110300000	20361020150000
20362300140000	20361170160000	20253040230000	20361040320000	21301080140000
20362060170000	20253120290000	20253120120000	20362070120000	20253090200000
20361100070000	20352280260000	20253110100000	20253090110000	20253110050000
20362160110000	20253010180000	20253020060000	20362090240000	20362120120000
20254230220000	20253190090000	20253190100000	20362060240000	20363170310000
21303290090000	20361040100000	20251140530000	20254030170000	21301180150000
21301180160000	20362210220000	21301120390000	20364030340000	20254030050000
20352290070000	20352250010000	20363100350000	20352210310000	20354150090000
20352270150000	20363310130000	21303170200000	20352010160000	20363160200000
20361170580000	20254150140000	20253080250000	20363080270000	20361210120000
20362200080000	20254010300000	20253090220000	20363080300000	20361010260000
20362200350000	20361070140000	20361010300000	20362180300000	20362100090000
20254260210000	20361030300000	20253010190000	20362270200000	20362270210000
20362210290000	20254230080000	20251190180000	20253100130000	20254100210000
20362140090000	20362200100000	20251190030000	20363080200000	20363170150000
20352250270000	20362040120000	20253110290000	20254010340000	20362140260000
20362140280000	20352100240000	20253080190000	20253080220000	20362140100000
20362130110000	20251140260000	20253220300000	21301170040000	20361100060000
20253090260000	20253090250000	20362190160000	20251190200000	20352180060000
20253120080000	20253210320000	20251130280000	20363020370000	20354050230000
20354100290000	20352290210000	20363240300000	20362190170000	20361160030000
20362040160000	20352150160000	20254020200000	20363110250000	20362020280000
20352260030000	20253110320000	20251200030000	20361040260000	20251070090000
20362270220000	20361040270000	20362100210000	20352310060000	20362210110000

20253220230000	20362230070000	20362010130000	20361170150000	20362200060000
20361170570000	20361040240000	20362090270000	20251290050000	20251140270000
20253110190000	20363240160000	20254230270000	20253040200000	20352150150000
20352090300000	21303220110000	20362000540000	20361170030000	20253080180000
20253080240000	20253200200000	20363180300000	20354110210000	20253110220000
20352250220000	20352230110000	20253120230000	20363240170000	20361050210000
20254230010000	20361170010000	20363180270000	20354060250000	20363240340000
20253030280000	20362010140000	20363180260000	25024030410000	20362250110000
20362140020000	20251280120000	20362020230000	20362060290000	20361090310000
20354110240000	20362180140000	20361040200000	20362050110000	20352260020000
20362160070000	20362250130000	20362210350000	20361200020000	20362150050000
20362100070000	20362100230000	20362100080000	20362100100000	20254100280000
20363240120000	20251300020000	20253120190000	20362290070000	20361170340000
20253220260000	20361120210000	20352160270000	20254110320000	20361050170000
20362190040000	20253200030000	20362140120000	20364010230000	20363240150000
20352190310000	20363160140000	20251140040000	20354110150000	20254230050000
20251350060000	20363080290000	20362190210000	20361090250000	20362090210000
20361090240000	20254110220000	20253040340000	20363150140000	20362180110000
20362100260000	20363100160000	20362160050000	20352210050000	20362250100000
20354150250000	20254110270000	20361100040000	20253030140000	20354070080000
20253110020000	20354110160000	20361080360000	20362220150000	20362140230000
20352170250000	20362190070000	20362290130000	20352050290000	20253030210000
20363110240000	20253030220000	20354090280000	20253090310000	20361040330000
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20362220250000	20352160040000	20352300240000	20362100030000	20352310070000
20253090040000	20354110040000	20254230240000	20253220160000	20354080050000
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20362260180000	20352260040000	20251190020000	20251350130000	20253020070000
20254060270000	20362230050000	20362230090000	20253020160000	20361100370000
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20253210250000	20364030140000	20363240180000	20362010200000	20362070130000
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20354100270000	20362090260000	20354060270000	20352270310000	20253110210000
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21303290080000	20363090130000	20251190190000	20254270140000	20254250180000
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20352290200000	20361030090000	20362200050000	20362180200000	20362250170000
20362270180000	20251190170000	20254270160000	20254150320000	20253090230000
20254110070000	20254060280000	20352170270000	20354100050000	20354080220000
20251140240000	20364130040000	20362090130000	20352300280000	20253200150000

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20352120180000	20364050350000	20354090270000	20352290050000	20352290120000
20254010360000	20254010350000	20362010110000	20352180140000	20254210080000
20363100170000	20352220250000	20361190130000	20362280050000	20253090280000
20253140160000	20363080330000	20362160210000	20253080210000	20253080230000
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20254260290000	20363250190000	20363250180000	20352270250000	20362210340000
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20253080170000	20362060250000	20363310080000	20363310110000	20363180250000
20363310120000	20253030340000	20253030230000	20364130190000	20352050350000
20362280030000	20254060400000	20253110150000	20354100110000	20363290390000
20354010230000	20253030270000	20354010260000	20362180130000	20363100130000
20254100220000	20254100120000	20364020160000	20251290140000	20352230060000
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20253030180000	20363080340000	20354140230000	20254210120000	20253030260000
20254150310000	20354100330000	20254270200000	20352300060000	20253090120000
20254220080000	20352170310000	20363110230000	20364120070000	20362070170000
20254060260000	20364120020000	20362280260000	20354080160000	20364030090000
20364010280000	20362070140000	20253230160000	20253200070000	20363020310000
20254030240000	20363170290000	20354020370000	20361030140000	20254030080000
20254270060000	20352150130000	20352200030000	20254150130000	20254260020000
20352040270000	20362190140000	20352230070000	20254260130000	20361100080000
20363170110000	20254050170000	20354110110000	20354120080000	20363080150000
20354120100000	20254220040000	20362290200000	20254150060000	20253200050000
20364120270000	20362290100000	20352300190000	20352310090000	20352040370000
20363170050000	20361100030000	20253090140000	20362100040000	20362100060000
20354090330000	20363030190000	20254230060000	20251360300000	21301060190000
20251350100000	20253140130000	20354100010000	20362150040000	20362200290000
20362070070000	20363290720000	20363170140000	20354100210000	20363210130000
20362090190000	20254100190000	20254110290000	20254110310000	20254120250000
20254120290000	20363000310000	20254170010000	20362120090000	20254010190000
20363250200000	20362230060000	20354010310000	20362210040000	20352260160000
20362140240000	20362140250000	20254190140000	20254270130000	20361090350000
20362230140000	20254260150000	20352180160000	20352300140000	20363090060000
20254040240000	20251350070000	20354090240000	20352250260000	20254260030000
20352280280000	20362250090000	20362060070000	20352300100000	20352300290000
20363120210000	20254150260000	20351190520000	20352300180000	21301170080000
20364050220000	20362220300000	20254090050000	20251350090000	20352090320000
20254220360000	20364120080000	20363170090000	20352220170000	20352120130000
20254130080000	20361030240000	20362150100000	20362060090000	20361040150000
20352170170000	20254030290000	20364210260000	20363090240000	21303220140000
20253010260000	20362260150000	20254070100000	20354120070000	20363010210000
20254260120000	20352260180000	20354110090000	20362090070000	20364060060000
20361040160000	20253090290000	20253230020000	20251340190000	20362120110000
20253220290000	20354050330000	20354100160000	20354120220000	20354120180000
20364120320000	20354120160000	20254120200000	20354120240000	20362140060000
20253190050000	20253190060000	20253190030000	20352230120000	20254290020000
20362200330000	20352140090000	20352140060000	20363160370000	20354140250000
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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.