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	20263150270000
Property address	7658 S GREENWOOD AVE
Township	Hyde Park (70)
Assessor neighborhood	70070
Property class	207 Single-family, one story, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$27,500

13.0% of the current assessed value.

COMPARABLES IMPLY

$23,929

REDUCTION REQUESTED

$3,571

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

SECTION 1

The argument in one paragraph

The Assessor values 155 other properties in assessor neighborhood 70070 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 $13.52 per square foot. This home is assessed at $15.54 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,770 square feet gives $23,929. 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	1,770 square feet
Land area	4,146 square feet
Year built	2006
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$27,500
Assessed value per square foot	$15.54

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	250
2	Building area within 15% of this home	163
3	Built within 15 years of this home	155
4	Same building type	155
5	Same construction quality grade	155

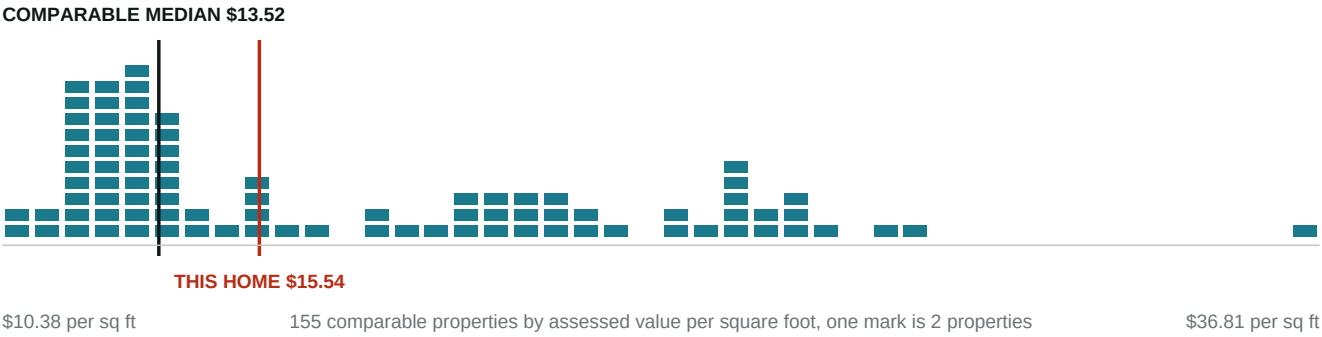
The comparable figure used is the median of all 155 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 155 properties 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	155
Lowest assessed	$10.38 per square foot
25th percentile	$12.52 per square foot
Median	$13.52 per square foot
75th percentile	$20.74 per square foot
Highest assessed	$36.81 per square foot
This home	$15.54 per square foot
Position	assessed above 93 of the 155 comparable properties, the 60th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 155 comparables	$13.52
Building area of this home	1,770 sq ft
Median multiplied by building area	**$23,929**
Current total assessed value	$27,500
Difference, the reduction requested	**$3,571**

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 $3,571 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

155 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 155 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
20263120190000	7753 S MARYLAND AVE	1,688	2005	3	1	$17,901	$10.60
20261020270000	7120 S ELLIS AVE	1,676	2006	4	2	$18,836	$11.24
20261220400000	7346 S WOODLAWN AVE	1,680	2007	3	2	$19,110	$11.38
20261010240000	7126 S INGLESIDE AVE	1,846	2007	4	2	$21,000	$11.38
20261220390000	7344 S WOODLAWN AVE	1,680	2007	3	2	$19,783	$11.78
20261210320000	7336 S UNIVERSITY AVE	1,680	2006	3	2	$19,800	$11.79
20261060350000	7152 S WOODLAWN AVE 1	1,672	2006	3	2	$19,733	$11.80
20261060430000	7109 S UNIVERSITY AVE	1,684	2005	3	2	$19,900	$11.82
20261060410000	7105 S UNIVERSITY AVE	1,684	2005	3	2	$19,900	$11.82
20261060420000	7107 S UNIVERSITY AVE	1,684	2005	3	2	$19,900	$11.82
20261210070000	7319 S GREENWOOD AVE	1,680	2006	3	2	$19,900	$11.85
20261220380000	7342 S WOODLAWN AVE	1,680	2006	3	2	$19,900	$11.85
20261210370000	7348 S UNIVERSITY AVE	1,672	2005	3	2	$19,901	$11.90
20261140230000	7206 S WOODLAWN AVE	1,662	2007	3	2	$19,900	$11.97
20262080090000	1227 E 72ND ST	1,655	2006	3	2	$19,900	$12.02
20261050430000	7158 S UNIVERSITY AVE	1,680	2006	3	2	$20,700	$12.32
20261210420000	7300 S UNIVERSITY AVE	1,672	2005	3	2	$20,700	$12.38
20261210080000	7321 S GREENWOOD AVE	1,680	2006	3	2	$20,901	$12.44
20261060090000	7133 S UNIVERSITY AVE	1,680	2006	3	2	$20,901	$12.44
20261060340000	7150 S WOODLAWN AVE	1,680	2006	3	2	$20,901	$12.44
20261210310000	7334 S UNIVERSITY AVE	1,672	2005	3	2	$20,901	$12.50
20261050420000	7156 S UNIVERSITY AVE	1,680	2006	3	2	$21,600	$12.86
20261210430000	7302 S UNIVERSITY AVE	1,672	2005	3	2	$21,700	$12.98
20262110320000	1510 E 72ND PL	1,683	1999	3	2	$21,901	$13.01
20262190470000		1,726	2004	3	2	$22,600	$13.09
20261210020000		1,648	2006	3	2	$21,700	$13.17
20234190370000		1,835	2005	4	2	$26,000	$14.17
20234110270000		1,670	2007	3	2	$25,000	$14.97
20263040210000		1,871	2006	3	2	$28,901	$15.45
20263150270000	**7658 S GREENWOOD AVE**	**1,770**	**2006**	**3**	**2**	**$27,500**	**$15.54**
20234110260000		1,670	2007	3	2	$26,001	$15.57
20234190360000		1,800	2005	4	2	$28,472	$15.82
20234140010000		1,839	2006	3	1	$31,000	$16.86
20144080350000		1,821	1996	3	2	$33,000	$18.12
20144080330000		1,883	1996	3	1	$37,000	$19.65
20144080340000		1,883	1996	3	1	$37,000	$19.65
20231050200000		1,834	2006	3	2	$37,000	$20.17
20144080320000		1,875	1996	3	2	$40,000	$21.33
20144120390000		1,825	2004	3	2	$39,000	$21.37
20143100460000		1,756	1994	3	2	$37,868	$21.56

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20231150370000		1,687	1999	3	2	$37,000	$21.93
20231150060000		1,687	1999	3	2	$37,001	$21.93
20143100310000		1,756	1994	3	2	$38,728	$22.05
20143100340000		1,756	1994	3	2	$42,000	$23.92
20143100370000		1,756	1994	3	2	$42,001	$23.92
20143100760000		1,658	1997	3	2	$40,000	$24.13
20143100580000		1,668	1999	3	2	$40,981	$24.57
20143100720000		1,724	1997	3	2	$43,000	$24.94
20143100320000		1,756	1994	3	2	$44,000	$25.06
20143100330000		1,756	1994	3	2	$44,000	$25.06
20143100360000		1,756	1994	3	2	$44,001	$25.06
20143100630000		1,668	1997	3	2	$42,000	$25.18
20143100690000		1,668	1997	3	2	$42,000	$25.18
20143100590000		1,668	1999	3	2	$42,000	$25.18
20143100350000		1,756	1994	3	2	$45,001	$25.63
20143100700000		1,668	1997	3	2	$42,748	$25.63
20144080310000		1,883	1996	3	2	$48,896	$25.97
20143100380000		1,756	1994	3	2	$46,001	$26.20
20143100710000		1,668	1997	3	2	$44,000	$26.38
20143100670000		1,668	1997	3	2	$44,000	$26.38
20143100610000		1,668	1998	3	2	$44,001	$26.38

Median of all 155 comparables: $13.52 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70070, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 155 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.

20263230930000	20263230940000	20263120190000	20261020270000	20261220400000
20261010240000	20262150280000	20263230900000	20262090370000	20262110330000
20261220390000	20261210320000	20262080260000	20261060350000	20261060430000
20261060410000	20261060420000	20261210070000	20261220380000	20261210370000
20261140230000	20263100190000	20261260270000	20261260260000	20262080090000
20262120050000	20261110100000	20261050430000	20261210420000	20261140430000
20261110300000	20261210080000	20261060090000	20261060340000	20262120160000
20261210310000	20262110290000	20262110280000	20262110270000	20262150250000
20262070300000	20261090110000	20261050050000	20262120150000	20261040030000
20262120270000	20261050420000	20261110050000	20261210430000	20262110320000
20261140440000	20262150260000	20262150270000	20261110040000	20263110200000
20262110300000	20262150310000	20262150300000	20262150290000	20262110310000
20262190470000	20261210020000	20261090130000	20261060310000	20263110230000
20261000320000	20261220480000	20261210250000	20263110400000	20263090100000
20261220490000	20261140050000	20261140330000	20261140340000	20262120260000
20261220190000	20261040230000	20261210120000	20263110210000	20261210030000
20261030150000	20261210010000	20234100100000	20234190370000	20263120430000
20234110270000	20263230960000	20263230980000	20263040210000	20263230970000
20263230950000	20263180410000	20263180400000	20234110260000	20234190360000
20234090180000	20234140010000	20232130660000	20234010070000	20234010080000
20144080350000	20234010020000	20234010050000	20232120560000	20232120570000
20144080330000	20144080340000	20234010090000	20231150380000	20232130700000
20232120630000	20232130670000	20231050200000	20143100780000	20143100750000
20232120580000	20232120680000	20232120640000	20232130510000	20144080320000
20144120390000	20232130710000	20232130680000	20143100460000	20231150370000
20231150060000	20232120650000	20143100310000	20232120660000	20143100340000
20143100370000	20143100760000	20143100580000	20143100440000	20143100470000
20143100720000	20143100320000	20143100330000	20143100360000	20143100630000
20143100690000	20143100590000	20143100350000	20143100700000	20144080310000
20143100380000	20143100710000	20143100670000	20143100610000	20143100430000
20143100400000	20143100450000	20143100420000	20143100410000	20143100890000

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.