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	20364130020000
Property address	8405 S CRANDON AVE
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

$15,000

22.0% of the current assessed value.

COMPARABLES IMPLY

$11,695

REDUCTION REQUESTED

$3,305

Estimated tax effect about $701 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1398 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 $10.58 per square foot. This home is assessed at $13.57 per square foot, which is 28% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,105 square feet gives $11,695. 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	1,105 square feet
Land area	3,875 square feet
Year built	1922
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	8
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$15,000
Assessed value per square foot	$13.57

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	1,974
3	Built within 15 years of this home	1,464
4	Same building type	1,401
5	Same construction quality grade	1,398

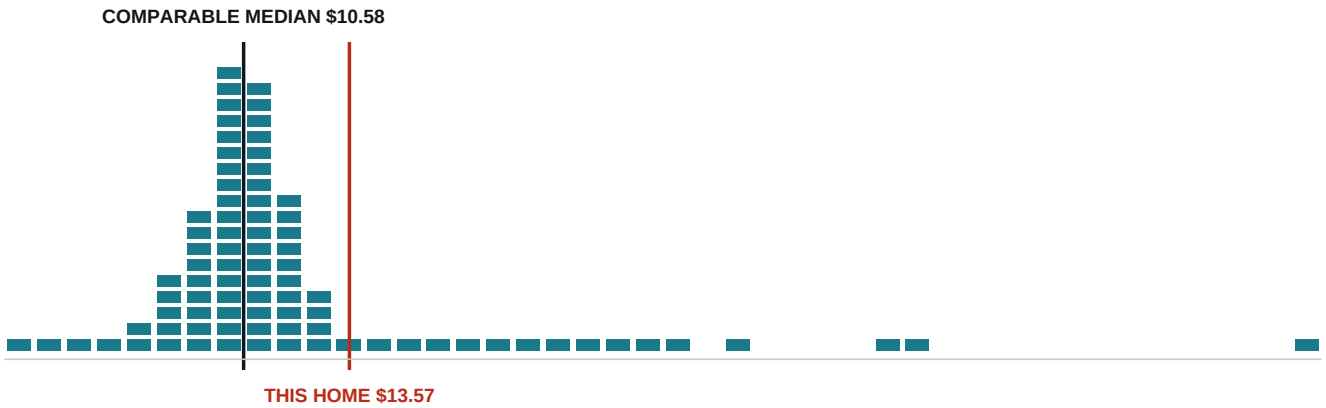
The comparable figure used is the median of all 1398 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1398 properties 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	1,398
Lowest assessed	$3.82 per square foot
25th percentile	$9.81 per square foot
Median	$10.58 per square foot
75th percentile	$11.39 per square foot
Highest assessed	$41.07 per square foot
This home	$13.57 per square foot
Position	assessed above 1339 of the 1398 comparable properties, the 96th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1398 comparables	$10.58
Building area of this home	1,105 sq ft
Median multiplied by building area	**$11,695**
Current total assessed value	$15,000
Difference, the reduction requested	**$3,305**

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 $3,305 in assessed value is worth roughly $701 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

1398 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 1398 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
20254150230000	7624 S YATES BLVD	1,104	1911	3	1	$7,801	$7.07
20361210520000		1,104	1923	3	1	$10,101	$9.15
20352020180000		1,104	1924	3	1	$10,552	$9.56
20352050340000		1,104	1922	2	1	$10,900	$9.87
20352180030000		1,104	1923	3	1	$11,100	$10.05
20352030180000		1,104	1917	3	1	$11,100	$10.05
20352030130000		1,104	1917	3	1	$11,100	$10.05
20352020070000		1,104	1923	3	1	$11,100	$10.05
20352030060000		1,104	1917	3	1	$11,100	$10.05
20352020350000		1,104	1923	3	1	$11,101	$10.06
20354080170000		1,104	1925	3	1	$11,101	$10.06
20352020330000		1,104	1923	3	1	$11,101	$10.06
20254020420000		1,104	1916	3	1	$11,101	$10.06
20352020240000		1,104	1923	3	1	$11,101	$10.06
20361210530000		1,104	1923	3	1	$11,101	$10.06
20352020210000		1,104	1923	3	1	$11,101	$10.06
20352020060000		1,104	1923	3	1	$11,123	$10.08
20352200130000		1,104	1914	4	1	$11,201	$10.15
20354010010000		1,104	1923	3	1	$11,300	$10.24
20352250150000		1,104	1923	3	1	$11,400	$10.33
20352020370000		1,104	1924	3	1	$11,544	$10.46
20354010320000		1,104	1930	3	1	$11,600	$10.51
20352200230000		1,104	1921	3	1	$11,700	$10.60
20364030310000		1,104	1924	3	1	$11,812	$10.70
20352050320000		1,104	1921	3	1	$11,900	$10.78
20354020150000		1,104	1925	3	1	$11,901	$10.78
20362220110000		1,104	1925	3	1	$12,000	$10.87
20352250040000		1,104	1921	3	1	$12,100	$10.96
20352180230000		1,104	1919	3	1	$12,100	$10.96
20363080250000		1,104	1923	3	1	$12,100	$10.96
20352020250000		1,104	1923	3	1	$12,101	$10.96
20354080200000		1,104	1925	3	1	$12,101	$10.96
20361210540000		1,104	1923	3	1	$12,101	$10.96
20364020330000		1,104	1923	3	1	$12,101	$10.96
20352020260000		1,104	1923	3	1	$12,101	$10.96
20352020340000		1,104	1923	3	1	$12,101	$10.96
20354060080000		1,104	1925	3	1	$12,101	$10.96
20364040150000		1,104	1918	3	1	$12,101	$10.96
20354150070000		1,104	1925	3	1	$12,101	$10.96
20363090020000		1,104	1924	3	1	$12,101	$10.96

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20352020280000		1,104	1923	3	1	$12,101	$10.96
20352020270000		1,104	1923	3	1	$12,101	$10.96
20352250120000		1,104	1921	3	2	$12,400	$11.23
20352160130000		1,104	1922	2	1	$12,500	$11.32
20364130360000		1,104	1923	3	1	$12,700	$11.50
20361190100000		1,104	1923	3	1	$12,800	$11.59
20364130230000		1,104	1923	3	1	$12,901	$11.69
20354020160000		1,104	1924	3	1	$12,901	$11.69
20364140040000		1,104	1922	3	1	$13,000	$11.78
20363010300000		1,106	1927	3	1	$13,101	$11.85
20352250060000		1,104	1921	3	1	$13,100	$11.87
20352020140000		1,104	1923	3	1	$13,100	$11.87
20352020110000		1,104	1923	3	1	$13,100	$11.87
20352020090000		1,104	1923	3	1	$13,100	$11.87
20354070020000		1,104	1925	3	1	$13,101	$11.87
20364060190000		1,104	1926	3	1	$13,101	$11.87
20352020300000		1,104	1923	3	1	$13,101	$11.87
20352020290000		1,104	1923	3	1	$13,101	$11.87
20364060310000		1,104	1922	4	2	$13,101	$11.87
20363210160000		1,105	1928	3	1	$14,000	$12.67
20364130020000	**8405 S CRANDON AVE**	**1,105**	**1922**	**3**	**2**	**$15,000**	**$13.57**

Median of all 1398 comparables: $10.58 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 1398 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.

20352190140000	20354070010000	20254210230000	20363120180000	20363120190000
20352130240000	20352130230000	20254210220000	21301060100000	20254230290000
20361100360000	21303290040000	20253190310000	20361010100000	21301110270000
21301110260000	20251140090000	20253200020000	21301060120000	20352190150000
20363080260000	20253190080000	20253200120000	20253090160000	21301150230000
20363060250000	20253200170000	20254150230000	21301180090000	20354040070000
20354100170000	20361100260000	20363150310000	20361010360000	21301150240000
20253200330000	20254140110000	20362240270000	20362020220000	20254150080000
20254230280000	20253200320000	20362070090000	20363060010000	20253200140000
21301110280000	20253090150000	20253020200000	20253190130000	20253220270000
20361210350000	20253200310000	20253200040000	20363150060000	20361210070000
20254150340000	20361010120000	20362120240000	20361170160000	21301090240000
20361160160000	20363150070000	20352040260000	20362070120000	20254020100000
20253010180000	20361120290000	21304120040000	20253190090000	20253190100000
21303290090000	20251140080000	21301180150000	21301180160000	20254030050000
20361040250000	20362220330000	21303170200000	20254150140000	20361000050000
20363080270000	20254010300000	20361010250000	20361170040000	21301150260000
20361040110000	20362180300000	20253010190000	20251190180000	20362040120000
20253110290000	20362130110000	20253090260000	20253090250000	20352180060000
20253120080000	20254150220000	20352290210000	20361160030000	20362040160000
20363110250000	20362020280000	20363120150000	20251070090000	20361040270000
20362100210000	20362230070000	20361170570000	20361040240000	20362090270000
21303220110000	20362000540000	20361170030000	20253110220000	20253120230000
20362020290000	20363120130000	20253030170000	20253030280000	25024030410000
20361050290000	20361090310000	20253190250000	20362250130000	20362210350000
20352200310000	20362100070000	20362100230000	20362100080000	20362100100000
20254100280000	20361170340000	20253220260000	20361050170000	20253120070000
20253190270000	20253200030000	20352300250000	20363160140000	20361160040000
20251140040000	20362190210000	20361090250000	20362090210000	20361090240000
20363150140000	20362160050000	20253200130000	20362250100000	20361160050000
20361160020000	20361160130000	20253030220000	20352160040000	20362100030000
20253090040000	20253210340000	20253220160000	20253040140000	20352050280000
20361010370000	20362230040000	20253020070000	20362170290000	20361100370000
20354080240000	20363160320000	20363160350000	21301090230000	20363060120000
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20361150050000	20361150060000	20352200020000	20352010030000	20352120120000
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20253030330000	20253220220000	20362020330000	21303290080000	20254250180000
20363010090000	20363030210000	20361020330000	20361030090000	25024050130000
20254150320000	20251140240000	20253040130000	20352300280000	20253200150000
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20254060340000	20253030160000	20254120040000	20254050200000	20253030180000
20354140230000	20254210120000	20352240360000	20254150310000	20363100290000
20362190130000	20254270200000	20352300060000	20253090120000	20352030240000
20352020180000	20363110230000	20364120070000	20362160060000	20352240230000
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20364010280000	20253230160000	20253200070000	20351190430000	20363020310000
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20254030080000	20352200030000	20254260020000	20352230070000	20254260130000
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21301060190000	20362040220000	20253140130000	20362150040000	20362200290000
20362070070000	20264250340000	20253020180000	20363170140000	20364110020000
20362040210000	20362040170000	20362090190000	20362180120000	20361120300000
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20354080140000	20352300140000	20363030100000	20354030150000	20352250260000
20254260030000	20352280280000	20361160120000	20363020360000	20362270330000
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20254020420000	20352020240000	20361210530000	20352020210000	20363200130000
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20364110160000	20352260120000	20352260130000	20354150100000	20352190030000
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20254060360000	20363140280000	20254140120000	20352240260000	20354120190000
20363030150000	20352100080000	20352280160000	20254140200000	20352240370000
20352200130000	20352220150000	20253110120000	20352010390000	20364200280000
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20352200060000	20364110260000	20352100280000	20254140040000	20352210090000
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20363090110000	20364140350000	20364130030000	20254140020000	20352200270000
20254120090000	20363100190000	20254030140000	20254030150000	20363030070000
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20352100180000	20364020310000	20364030330000	20354010320000	20364140370000
20352030330000	20352030380000	20352030370000	20363090210000	20363020320000
20352100120000	20254160130000	20352190290000	20364050180000	20361090020000
20362210050000	20362210030000	20352120220000	20254090080000	20362300160000
20362170300000	20362270100000	20364120100000	20354110020000	20361180350000
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20352310080000	20364040020000	20364040040000	20364060380000	20363010100000
20254140230000	20364080070000	20254210300000	20254210310000	20352200230000
20364020230000	20354010280000	20352270020000	20361090030000	20352260110000
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20363200320000	20364210250000	20352270190000	20352160070000	20254200340000
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20362120080000	20362280090000	20352100200000	20364120050000	20363280070000
20363280080000	20352250140000	20254220150000	20253190210000	20361070150000
20364060210000	25024040140000	20363170080000	20354120170000	20363100140000
20354100250000	20254220170000	20363090070000	20253190300000	20364050210000
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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.