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	25011110260000
Property address	8822 S EAST END AVE
Township	Hyde Park (70)
Assessor neighborhood	70130
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$22,385	**$15,874**	**$6,511**

29.1% of the current assessed value.
Estimated tax effect about $1,381 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 89 other properties in assessor neighborhood 70130 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 $9.08 per square foot. This home is assessed at $12.81 per square foot, which is 41% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,748 square feet gives $15,874. 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	1,748 square feet
Land area	3,596 square feet
Year built	1951
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$22,385
Assessed value per square foot	$12.81

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	456
2	Building area within 15% of this home	120
3	Built within 15 years of this home	90
4	Same building type	89
5	Same construction quality grade	89

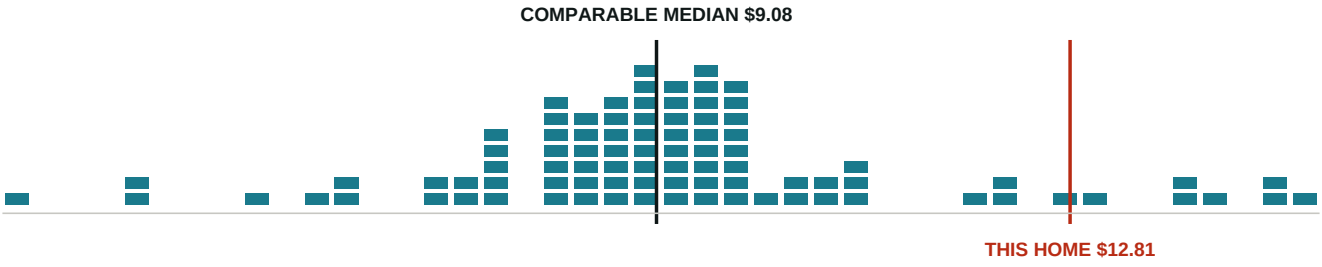
The comparable figure used is the median of all 89 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 89 properties 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	89
Lowest assessed	$3.19 per square foot
25th percentile	$8.30 per square foot
Median	$9.08 per square foot
75th percentile	$9.85 per square foot
Highest assessed	$15.05 per square foot
This home	$12.81 per square foot
Position	assessed above 82 of the 89 comparable properties, the 92nd percentile



$3.19 per sq ft — 89 comparable properties by assessed value per square foot, one mark is one property — $15.05 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 89 comparables	$9.08
Building area of this home	1,748 sq ft
Median multiplied by building area	**$15,874**
Current total assessed value	$22,385
Difference, the reduction requested	**$6,511**

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 $6,511 in assessed value is worth roughly $1,381 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

89 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 89 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
26061170490000	8933 S PHILLIPS AVE	1,627	1955	3	1	$9,100	$5.59
26061180150000	8950 S ANTHONY AVE	1,643	1961	4	1	$10,001	$6.09
26063090480000	9216 S KINGSTON AVE	1,728	1958	3	1	$10,900	$6.31
26063090470000	9214 S KINGSTON AVE HSE	1,728	1958	4	1	$10,900	$6.31
25013150380000	1944 E 93RD ST	1,901	1954	3	2	$13,601	$7.15
25014020860000	9113 S CLYDE AVE	1,584	1948	3	1	$11,700	$7.39
25014040860000	9124 S LUELLA AVE	1,852	1944	5	2	$13,700	$7.40
25011130210000	8808 S CREGIER AVE	1,724	1950	3	1	$13,100	$7.60
25011140680000	8858 S CONSTANCE AVE HSE	1,737	1947	3	1	$13,200	$7.60
25012200170000	8949 S PAXTON AVE	1,840	1948	3	1	$14,001	$7.61
26063050210000	2658 E 92ND ST	1,574	1939	3	2	$12,000	$7.62
25012130110000	8831 S LUELLA AVE	1,612	1948	3	1	$13,001	$8.07
26061290430000	2910 E 98TH ST	1,617	1955	4	2	$13,101	$8.10
25012100150000	8843 S CLYDE AVE	1,728	1951	3	2	$14,001	$8.10
25012220300000	8928 S OGLESBY AVE	1,727	1954	5	2	$14,001	$8.11
25011280390000	9037 S RIDGELAND AVE	1,720	1951	3	1	$14,200	$8.26
25011140510000	8853 S CREGIER AVE	1,596	1947	3	1	$13,200	$8.27
25011030190000	8732 S EAST END AVE	1,784	1951	3	2	$15,000	$8.41
25012220290000	8924 S OGLESBY AVE	1,777	1954	4	1	$15,001	$8.44
25014040030000	9107 S PAXTON AVE	1,800	1946	4	2	$15,200	$8.44
26061210390000	9044 S PHILLIPS AVE	1,870	1952	3	1	$16,000	$8.56
25011140670000	8854 S CONSTANCE AVE	1,656	1947	4	2	$14,200	$8.57
25014020750000	9120 S MERRILL AVE HSE	1,821	1946	3	2	$15,700	$8.62
25011170590000	8833 S EUCLID AVE	1,885	1948	4	1	$16,300	$8.65
25011190500000	8914 S EAST END AVE	1,670	1950	3	1	$14,500	$8.68
25011150120000	8835 S CONSTANCE AVE	1,817	1951	4	2	$16,001	$8.81
25011060440000	8752 S CONSTANCE AVE	1,900	1952	3	2	$16,800	$8.84
25012030250000	8759 S MERRILL AVE	1,597	1950	3	2	$14,200	$8.89
25011320380000	9052 S JEFFERY AVE	1,672	1941	4	2	$15,001	$8.97
25011110300000	8834 S EAST END AVE HSE	1,800	1951	4	2	$16,200	$9.00
25011110320000	8840 S EAST END AVE	1,577	1955	4	1	$14,200	$9.00
25012160660000	8900 S CHAPPEL AVE	1,872	1954	3	2	$17,000	$9.08
25012100260000	8816 S MERRILL AVE	1,845	1952	5	2	$17,001	$9.21
25011110250000	8820 S EAST END AVE	1,852	1952	5	2	$17,100	$9.23
25013170290000	9319 S CORNELL AVE	1,752	1955	4	3	$16,400	$9.36
26063070450000	9233 S YATES AVE	1,702	1940	4	2	$16,000	$9.40
25011050140000	8746 S CREGIER AVE	1,813	1952	4	2	$17,200	$9.49
25012260120000	9035 S CLYDE AVE	1,781	1949	3	2	$17,001	$9.55
25012130140000	8841 S LUELLA AVE	1,570	1950	3	1	$15,001	$9.55
25011160210000	8806 S EUCLID AVE	1,672	1954	3	2	$16,001	$9.57

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
26071380160000		1,849	1962	4	2	$17,800	$9.63
25011070200000		1,869	1958	4	2	$18,001	$9.63
25011230190000		1,753	1952	3	1	$17,001	$9.70
25011230420000		1,886	1953	3	1	$18,300	$9.70
25011270240000		1,652	1952	3	1	$16,101	$9.75
25011040130000		1,848	1951	4	2	$18,200	$9.85
25011230410000		1,871	1953	4	2	$18,700	$9.99
25011210540000		1,829	1952	3	2	$18,900	$10.33
25011210530000		1,813	1954	3	2	$18,800	$10.37
25011150170000		1,611	1951	3	2	$17,001	$10.55
26063000630000		1,904	1954	3	2	$20,801	$10.92
25012250160000		1,641	1950	2	1	$18,000	$10.97
26061240530000		1,832	1944	4	2	$22,000	$12.01
25011040110000		1,792	1953	5	2	$21,700	$12.11
25011220620000		1,726	1951	5	3	$21,200	$12.28
25011110260000	**8822 S EAST END AVE**	**1,748**	**1951**	**3**	**2**	**$22,385**	**$12.81**
25011190420000		1,838	1952	4	2	$24,000	$13.06
25012100410000		1,821	1951	4	4	$25,001	$13.73
26063120010000		1,764	1952	5	3	$24,515	$13.90
25011160340000		1,722	1951	4	3	$25,001	$14.52
26063070440000		1,665	1936	4	1	$24,500	$14.71

Median of all 89 comparables: $9.08 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70130, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 89 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.

25012160010000	25013190070000	25013190060000	26061170490000	26061180150000
26063090480000	26063090470000	25012160020000	25013150380000	25014020860000
25014040860000	25011130210000	25011140680000	25012200170000	26063090530000
26063050210000	25012130110000	26061290430000	25012100150000	25012220300000
25011280390000	25011140510000	25011230090000	25014010840000	25011030190000
25012220290000	25014040030000	26061210390000	25011140670000	25011100380000
25014020750000	25011170590000	25011190500000	25011150120000	25014040790000
25011060440000	25012030250000	25012270540000	25011320380000	26063070460000
25011110300000	25011110320000	25011150050000	25011210570000	25012160660000
26063110010000	25013170260000	25011210510000	25012100260000	25011140500000
25011110250000	25011110200000	25013170290000	26063070450000	25013070370000
25011050140000	25012260120000	25012130140000	25011160210000	25011210550000
26071380160000	25011070200000	25011210520000	25011230190000	25011230420000
25011270240000	25011040130000	25011170500000	25011310160000	25011150160000
25011230410000	25011210540000	25011210530000	25011150170000	25011150400000
25011230240000	26063000630000	25012250160000	26061240530000	25011040110000
25011220620000	25011280030000	25011190420000	25012100410000	26063120010000
25011120350000	25011160340000	26063070440000	25011320340000	

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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