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	25011200500000
Property address	8912 S RIDGELAND AVE
Township	Hyde Park (70)
Assessor neighborhood	70130
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$21,000

25.0% of the current assessed value.

COMPARABLES IMPLY

$15,753

Estimated tax effect about $1,113 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,247

SECTION 1

The argument in one paragraph

The Assessor values 1424 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 $12.00 per square foot. This home is assessed at $15.99 per square foot, which is 33% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,313 square feet gives $15,753. 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	1,313 square feet
Land area	4,095 square feet
Year built	1951
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$21,000
Assessed value per square foot	$15.99

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	2,671
2	Building area within 15% of this home	1,750
3	Built within 15 years of this home	1,539
4	Same building type	1,424
5	Same construction quality grade	1,424

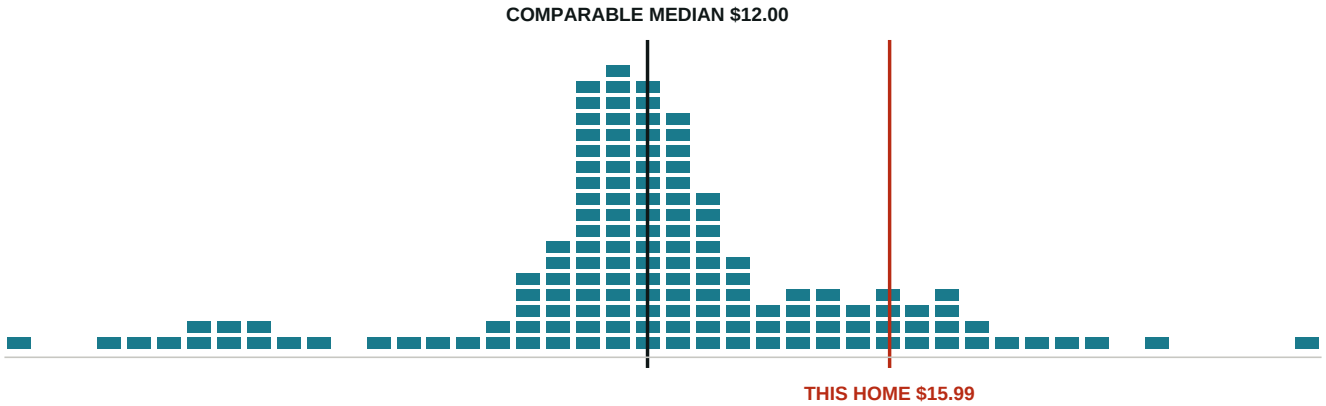
The comparable figure used is the median of all 1424 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1424 properties 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	1,424
Lowest assessed	$1.38 per square foot
25th percentile	$11.11 per square foot
Median	$12.00 per square foot
75th percentile	$13.25 per square foot
Highest assessed	$23.12 per square foot
This home	$15.99 per square foot
Position	assessed above 1291 of the 1424 comparable properties, the 91st percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1424 comparables	$12.00
Building area of this home	1,313 sq ft
Median multiplied by building area	**$15,753**
Current total assessed value	$21,000
Difference, the reduction requested	**$5,247**

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 $5,247 in assessed value is worth roughly $1,113 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

1424 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 1424 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
26063020570000		1,314	1956	3	1	$12,600	$9.59
25012200040000		1,320	1953	3	1	$13,501	$10.23
26061210150000		1,320	1957	2	1	$13,501	$10.23
25012260040000		1,306	1954	3	1	$13,501	$10.34
25014070740000		1,320	1960	3	1	$14,601	$11.06
26061210160000		1,320	1956	3	1	$14,601	$11.06
25012270620000		1,319	1953	3	2	$14,600	$11.07
25012270580000		1,314	1953	3	1	$14,600	$11.11
25011250260000		1,309	1950	3	1	$14,601	$11.15
25014050540000		1,309	1957	3	2	$14,700	$11.23
26061230550000		1,308	1955	3	1	$14,700	$11.24
25012190450000		1,308	1956	3	1	$14,700	$11.24
25012240430000		1,320	1958	3	1	$15,301	$11.59
25014070750000		1,320	1960	3	1	$15,601	$11.82
26061210100000		1,320	1956	3	1	$15,601	$11.82
25012240410000		1,320	1957	3	1	$15,601	$11.82
25012270590000		1,318	1953	3	2	$15,600	$11.84
26061220560000		1,317	1956	3	1	$15,600	$11.85
25011240380000		1,317	1954	4	1	$15,601	$11.85
26061210140000		1,316	1956	3	1	$15,601	$11.85
26061210130000		1,316	1956	3	1	$15,601	$11.85
25012120760000		1,320	1956	3	1	$15,700	$11.89
25011020140000		1,320	1957	3	1	$15,700	$11.89
25012230340000		1,311	1955	3	1	$15,601	$11.90
25012270640000		1,319	1953	3	2	$15,700	$11.90
25012270630000		1,308	1953	3	2	$15,600	$11.93
25012230490000		1,314	1962	3	1	$15,700	$11.95
25012270610000		1,313	1953	3	1	$15,700	$11.96
25012270600000		1,313	1953	3	1	$15,700	$11.96
25012020400000		1,311	1952	3	1	$15,700	$11.98
26071680280000		1,314	1965	3	1	$16,400	$12.48
25012240440000		1,320	1957	3	1	$16,701	$12.65
25011210500000		1,313	1951	3	1	$16,800	$12.80
25011240390000		1,317	1954	4	1	$17,701	$13.44
25012240030000		1,309	1953	3	1	$18,500	$14.13
25012240150000		1,320	1953	3	1	$18,900	$14.32
25011200720000		1,308	1958	3	1	$18,901	$14.45
25011170120000		1,320	1958	3	1	$20,901	$15.83
25011070270000		1,320	1955	5	3	$20,901	$15.83
25011070280000		1,320	1955	3	1	$20,901	$15.83

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
25012240400000		1,320	1957	3	1	$20,901	$15.83
25011030060000		1,320	1958	3	1	$21,000	$15.91
25011040040000		1,320	1956	3	1	$21,000	$15.91
25011030070000		1,320	1958	3	1	$21,000	$15.91
25011020130000		1,320	1957	3	1	$21,000	$15.91
25012120810000		1,320	1958	3	1	$21,000	$15.91
25011200530000		1,313	1951	3	1	$20,901	$15.92
25011200550000		1,313	1951	3	1	$20,901	$15.92
25011040030000		1,316	1956	3	1	$21,000	$15.96
25011200510000		1,313	1951	3	1	$21,000	$15.99
25011210490000		1,313	1951	3	1	$21,000	$15.99
25011200500000	**8912 S RIDGELAND AVE**	**1,313**	**1951**	**3**	**1**	**$21,000**	**$15.99**
25011110380000		1,320	1958	3	1	$21,900	$16.59
25011210610000		1,317	1953	3	1	$21,900	$16.63
25011160090000		1,317	1956	3	1	$21,901	$16.63
25011200540000		1,313	1955	3	1	$21,901	$16.68
25011120160000		1,316	1954	3	1	$22,000	$16.72
25011230310000		1,310	1955	3	1	$21,901	$16.72
25011200520000		1,313	1955	3	1	$22,000	$16.76
25011210580000		1,309	1952	3	1	$22,000	$16.81
25011060510000		1,308	1953	3	1	$22,000	$16.82

Median of all 1424 comparables: $12.00 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 1424 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.

25012230420000	25012170320000	25014020940000	25012170220000	26061220020000
26061230150000	25012170450000	25014180370000	25014030240000	26061220530000
25013220130000	26061230090000	25012270100000	26071060370000	25012230480000
25012270090000	26061210170000	25013200240000	26061210180000	25011310210000
26071080430000	25011310220000	25012230410000	25014120090000	25014120100000
25014110180000	25012170110000	25012170120000	25014010170000	25014010160000
25012170040000	26071170250000	26071170240000	25012170690000	26071080440000
26061180080000	25014070370000	25014070360000	25014060370000	25014060360000
25014220500000	25013200140000	25014150320000	26061180070000	25014050050000
25014050060000	25014050340000	25014050350000	25014150330000	25014120140000
25014120130000	26063080110000	26063080100000	25011040170000	25014020010000
25012170460000	25011040180000	25014120110000	25014120120000	25014220490000
25014220510000	25012170210000	25014220210000	25014220220000	25014050030000
25014050040000	25014220480000	26061220010000	25011150380000	25011150370000
26061230100000	26071060380000	25014100060000	25014100070000	25014040020000
25014040010000	26061230140000	26063050140000	25014030230000	25012280500000
25012170310000	26061210200000	25012280460000	26071390430000	26071080390000
26063050530000	25012280580000	25014180380000	26063010120000	25014110170000
26063140450000	26071070190000	25012310590000	26061240580000	26063100440000
26071680370000	26061240080000	25012230360000	26061080390000	25011240200000
26071070420000	25014060310000	25014140070000	26071280540000	26063120230000
26063020570000	26063150590000	26071170440000	25012180570000	25012280450000
25014120500000	25014120510000	25012050570000	26061210530000	25012230140000
26063120420000	25012240420000	26061160130000	25014120480000	26071180010000
26071680220000	25012170660000	26063100500000	26063120450000	26063120470000
26063120480000	25014060340000	25012280490000	25012280540000	25012280530000
25012280560000	25012280440000	25014230600000	26071060350000	25014150200000
25012110420000	26071700210000	26071280550000	26063050550000	25011090270000
25012210010000	25012270730000	26063050540000	25012040260000	26063090510000
25013180170000	26061180050000	25013170360000	25014140050000	26061220160000
25014240550000	26061180170000	26061180160000	26061180130000	25012200040000
26061210150000	25012280290000	26063190310000	25012240320000	25012100090000
25012260040000	25012020330000	25012100210000	25012260150000	26061210450000
26071280480000	25012310420000	25012310480000	25012100400000	25012260160000
26061230040000	25012200070000	26061160020000	25012280430000	25012220080000
25012200080000	25012100270000	25011150280000	26071390400000	26063080320000
26071170510000	25012190580000	25014190600000	26061160010000	26071390540000
25012310520000	26071390550000	25012190670000	25012190680000	26063090340000
25012170590000	25012110270000	26071170390000	25012280400000	25012310200000
25012190570000	25011020200000	26071700070000	25014060550000	26061210550000
25012100010000	25012100250000	25012100110000	25012280550000	25012280470000
25012280520000	26071680270000	25014020950000	25012210390000	25012120850000
26063100450000	26061230530000	26071680320000	25011120370000	26071180400000
25012180420000	25012110050000	26061210090000	26063100570000	26063100510000
26071390500000	25012250260000	25013180200000	25012210200000	25012190700000

26071060360000	26071070470000	26071060410000	25012200200000	26071380240000
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26071700320000	26071700300000	25012100160000	26071180290000	26063050430000
25012190540000	25012190550000	25014240510000	25012130200000	26071170330000
26071170310000	26061220080000	25012150470000	26071690130000	25012020410000
25012120610000	25012140120000	26063120460000	25012050130000	26071680260000
26063050460000	26063050450000	26071700220000	26071700200000	25012110400000
25014180860000	25012180530000	25014140480000	25014180900000	25012190400000
25012140400000	25012210400000	26061160160000	26063010470000	26071370380000
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26071680250000	25012140020000	26071170220000	26061180060000	25011000220000
25011000230000	25011000290000	25011010230000	25011010300000	25011000250000
25011000260000	25011010330000	25011000300000	25011010350000	25011000270000
25011010280000	25011010250000	25011010310000	25011010270000	25011000240000
25011010240000	25011010220000	25012230120000	25014070720000	25013220190000
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26061220040000	26063100460000	26063170100000	25012230300000	25014060630000
25012270720000	25014060650000	25012210190000	26061180210000	26061210230000
26061210250000	26061180180000	25012180370000	26071390420000	25012100040000
25012100050000	25012100030000	25012100020000	26061170350000	25011100480000
26071380200000	26071180320000	26061170370000	25012040210000	25012110200000
26061220550000	25012120720000	25012120730000	25012120700000	25012120710000
25012120690000	26063100610000	25014070740000	26061210160000	26061230500000
26071680130000	25012270620000	25011010320000	25011010290000	25011010340000
25011010260000	25012270780000	26063140580000	26063170680000	26063170670000
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25012040620000	25012310500000	25012120800000	25012040600000	25012220370000
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26071070430000	26071070440000	26071170480000	25012230280000	25011030170000
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26071680120000	25014020920000	26063150560000	25012310440000	25012310470000
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26071700240000	25012170640000	25012190490000	26071170350000	26071170360000
26071170380000	26071170370000	25013110180000	25012120620000	25012230430000
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26063100490000	25011100290000	25014240520000	25011150250000	25011260420000
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25012120680000	25011170460000	25012270590000	26063170690000	26061220560000
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26061210130000	26071280560000	26071280570000	25012060250000	25014200550000
26061220540000	25011270290000	25012110230000	25012280390000	26071390380000
25012120760000	25011020140000	25014190650000	25012310180000	25012310190000
25012310170000	25012310130000	25012310150000	25012310160000	25012310110000
25012310140000	26061220150000	26061220110000	25012240250000	26061220030000
26061220070000	26061210190000	26061220140000	26061220130000	25012230340000
25012270640000	26071280520000	26071280510000	25011270210000	25014190520000
26063150530000	26063150520000	25011190530000	25011190570000	26071380070000
26071380280000	26071380320000	26071380110000	26071380170000	25012270630000
26071180300000	25011030210000	25011100390000	26061170330000	26071180420000
26061230510000	25012230050000	25012230490000	25012270610000	25012270600000
25012050540000	25012230030000	25012290260000	25011180480000	26071390390000
25012020400000	25011230130000	26063100580000	25011240350000	26071170490000
25012190690000	25014050620000	26071680330000	25012270710000	25012130030000
25012020470000	25012120540000	25013220210000	25013220220000	25011030040000
26063090410000	25012050520000	25012150140000	25012150120000	25012050530000
25012030320000	25012030330000	25014020730000	25012250250000	25012200060000
26071070460000	26071070450000	26071170470000	26071170500000	26071170450000
25011160230000	25012190470000	25012210370000	25012210360000	25012040570000
25014200540000	25011270370000	25012030460000	25012030430000	25012030440000
25012030450000	25014220520000	25014040680000	26063150670000	26063090520000

25012190640000	25012100380000	25012100280000	25014200620000	25012040290000
25014010980000	25011200410000	26063170520000	26071680340000	26061160090000
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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.