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	25011270200000
Property address	9000 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	COMPARABLES IMPLY	REDUCTION REQUESTED
$21,900	$17,693	$4,207

19.2% of the current assessed value.
Estimated tax effect about $892 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 680 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 $11.80 per square foot. This home is assessed at $14.60 per square foot, which is 24% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,500 square feet gives $17,693. 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	1,500 square feet
Land area	4,173 square feet
Year built	1956
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	None recorded

Total assessed value	$21,900
Assessed value per square foot	$14.60

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	946
3	Built within 15 years of this home	785
4	Same building type	681
5	Same construction quality grade	680

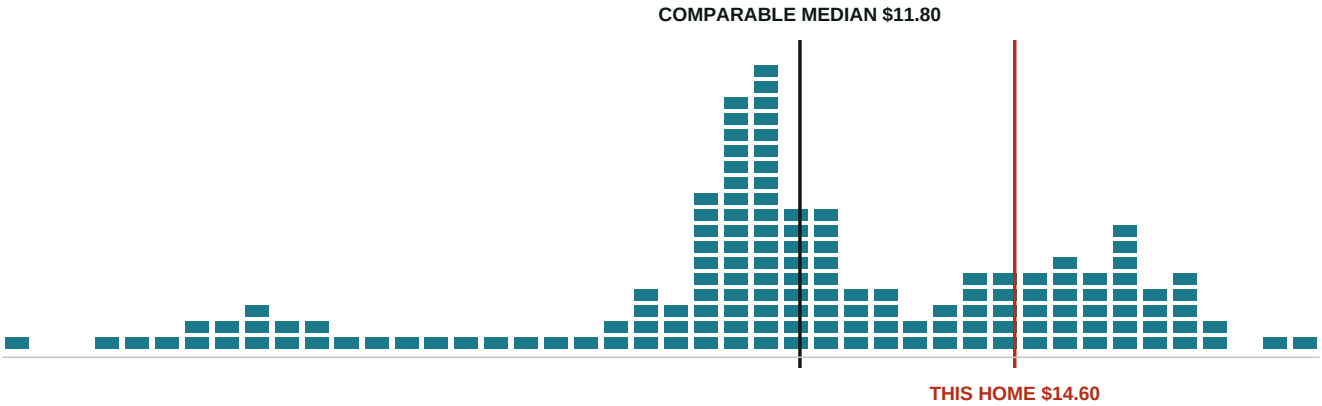
The comparable figure used is the median of all 680 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 680 properties 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	680
Lowest assessed	$1.38 per square foot
25th percentile	$10.87 per square foot
Median	$11.80 per square foot
75th percentile	$14.60 per square foot
Highest assessed	$18.58 per square foot
This home	$14.60 per square foot
Position	assessed above 510 of the 680 comparable properties, the 75th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 680 comparables	$11.80
Building area of this home	1,500 sq ft
Median multiplied by building area	**$17,693**
Current total assessed value	$21,900
Difference, the reduction requested	**$4,207**

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 $4,207 in assessed value is worth roughly $892 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

680 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 680 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
25014020940000	9101 S CLYDE AVE	1,504	1953	3	1	$4,432	$2.95
25012170220000	8955 S CHAPPEL AVE	1,476	1955	3	1	$4,538	$3.07
25012270100000	2157 E 90TH ST	1,507	1955	3	1	$5,714	$3.79
25012270090000	2153 E 90TH ST	1,507	1955	3	1	$5,911	$3.92
25012170110000	8927 S CHAPPEL AVE	1,483	1955	3	1	$6,807	$4.59
25012170120000	8927 S CHAPPEL AVE	1,483	1955	3	1	$6,807	$4.59
26071170250000	9624 S MUSKEGON AVE	1,482	1956	3	1	$6,943	$4.68
26071170240000	9624 S MUSKEGON AVE	1,482	1956	3	1	$6,943	$4.68
25014050340000	9126 S CRANDON AVE HSE	1,485	1958	3	2	$7,607	$5.12
25014050350000	9126 S CRANDON AVE HSE	1,485	1958	3	2	$7,607	$5.12
25014020010000	9101 S CLYDE AVE	1,504	1953	3	1	$8,218	$5.46
25012170210000	8955 S CHAPPEL AVE	1,476	1955	3	1	$8,275	$5.61
25012280500000	9033 S PAXTON AVE	1,478	1955	3	1	$10,972	$7.42
26063000610000		1,521	1955	4	2	$13,501	$8.88
26061240580000		1,481	1950	3	1	$13,500	$9.12
25012180570000		1,504	1952	3	1	$14,601	$9.71
25012050570000		1,496	1958	4	1	$14,700	$9.83
25012230140000		1,484	1955	3	1	$14,601	$9.84
25012240420000		1,482	1958	3	2	$14,596	$9.85
25014120480000		1,489	1957	3	1	$14,700	$9.87
26071680220000		1,487	1963	4	2	$14,700	$9.89
25012280490000		1,478	1955	3	1	$14,700	$9.95
25012280540000		1,478	1955	3	1	$14,700	$9.95
25012280530000		1,478	1955	3	1	$14,700	$9.95
25012280560000		1,478	1955	3	1	$14,700	$9.95
25012280440000		1,478	1955	3	1	$14,700	$9.95
25012050560000		1,513	1956	3	1	$15,700	$10.38
25012100400000		1,498	1952	3	1	$15,600	$10.41
25012100270000		1,494	1952	3	1	$15,601	$10.44
25012190570000		1,483	1954	3	1	$15,700	$10.59
25012280550000		1,478	1955	3	1	$15,700	$10.62
25012280470000		1,478	1955	3	1	$15,700	$10.62
25012280520000		1,478	1955	3	1	$15,700	$10.62
25014020950000		1,475	1953	3	1	$15,700	$10.64
25012050620000		1,524	1958	4	1	$16,800	$11.02
25012250250000		1,482	1957	3	1	$17,900	$12.08
25014020930000		1,503	1955	3	2	$18,900	$12.57
25012120860000		1,482	1955	3	1	$18,900	$12.75
25011230030000		1,496	1953	3	2	$20,501	$13.70
25011310580000		1,501	1957	3	1	$21,000	$13.99

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
25011300660000		1,501	1957	3	1	$21,000	$13.99
25012160670000		1,488	1955	3	1	$21,000	$14.11
25011290480000		1,487	1954	3	1	$21,000	$14.12
25014030840000		1,482	1959	3	1	$21,000	$14.17
25012280510000		1,478	1955	4	1	$21,000	$14.21
25012240010000		1,523	1953	3	1	$22,000	$14.45
25012120490000		1,513	1954	3	1	$22,000	$14.54
25011270200000	**9000 S RIDGELAND AVE**	**1,500**	**1956**	**3**	**1**	**$21,900**	**$14.60**
25011050030000		1,505	1952	3	2	$22,000	$14.62
25011310600000		1,504	1956	3	2	$22,000	$14.63
25011210010000		1,496	1951	3	1	$21,900	$14.64
25011310550000		1,501	1957	3	1	$22,000	$14.66
25011320410000		1,489	1954	4	2	$22,000	$14.78
25012240310000		1,480	1954	3	1	$21,900	$14.80
25011200670000		1,504	1955	3	1	$23,001	$15.29
25011300510000		1,478	1953	3	1	$23,100	$15.63
25014110490000		1,523	1957	3	1	$24,100	$15.82
25011060590000		1,492	1953	3	1	$24,001	$16.09
25011200700000		1,487	1954	3	2	$24,001	$16.14
25011300500000		1,478	1953	3	1	$24,100	$16.31
25011300520000		1,478	1953	3	1	$25,200	$17.05

Median of all 680 comparables: $11.80 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 680 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	25014130020000	25012170220000
26061220020000	25012170450000	25012170060000	25012270100000	25012230480000
25012270090000	26061210170000	25011200390000	25012160360000	25012160350000
25012270480000	25013200240000	26061210180000	25011310210000	26071080430000
25011310220000	25012230410000	25014120090000	25014120100000	25014050070000
25014050080000	25012170110000	25012170120000	25014010170000	25014010160000
25012170040000	26071170250000	26071170240000	25012170690000	26071080440000
25014060370000	25014060360000	25013200140000	25014050340000	25014050350000
25012270240000	25012270230000	25011040170000	25014020010000	25012170460000
25011040180000	25012170210000	26061220010000	25014130030000	25014040020000
25014040010000	25012170050000	25012270210000	25012270470000	25012280500000
25011200400000	25012170310000	26061210200000	26063060020000	26061210420000
25012280460000	26063050530000	25014090550000	26063000610000	25012310590000
25014070510000	26061240580000	25014030880000	25012230360000	25011280290000
26061290320000	26061080390000	25012270690000	25011240200000	25012180540000
25011310590000	26063020570000	25011190600000	25012290510000	25012180570000
25012280450000	25012100370000	25014120500000	25014120510000	25012050570000
25012230140000	25012240420000	25014050510000	25014120480000	26071680220000
25012170660000	25012280490000	25012280540000	25012280530000	25012280560000
25012280440000	25012180350000	26071700210000	25012290450000	25012290440000
25014140470000	25012210010000	25013180170000	25012180550000	25012280570000
25011150430000	25012200040000	26061210150000	25012280290000	25012240320000
25012260040000	25011270410000	25012050560000	25012100210000	25012260150000
26061210450000	25012190350000	26071280480000	25012310420000	25012310480000
25012100400000	25012260160000	25012200070000	26061160020000	25012280430000
25012220080000	25012200080000	25012100270000	25011010360000	26063080320000
26071170510000	25012190580000	25012210150000	26061160010000	26071390540000
25012310520000	25012190670000	25012190680000	26063090340000	25012170590000
26071170390000	25012280400000	25012190570000	25011020200000	26071700070000
25014060550000	25012190610000	25012280550000	25012280470000	25012280520000
26071680270000	25014020950000	25012120850000	26063100450000	26061230530000
26071180400000	26061160470000	26061210090000	25012250260000	25012190700000
25012200200000	25012100360000	26071180290000	25012190540000	25012190550000
25012130200000	26061220080000	25012020410000	25012120610000	26071700220000
26071700200000	25012110400000	25012180530000	25014140480000	25012190400000
25012140400000	25012210400000	26071370380000	25012310600000	25012150200000
25011000220000	25011000230000	25011000290000	25011010230000	25011010300000
25011000250000	25011000260000	25011010330000	25011000300000	25011010350000
25011000270000	25011010280000	25011010250000	25011010310000	25011010270000
25011000240000	25011010240000	25011010220000	25014070720000	25012100420000
25011260350000	25012050470000	26063100460000	26063170100000	25014060650000
25012210190000	25012050620000	25011100480000	25012120720000	25012120730000
25012120700000	25012120710000	25012120690000	25014070740000	26061210160000
25012270620000	25011010320000	25011010290000	25011010340000	25011010260000
25012270780000	26063170680000	26063170670000	25012120830000	26071380100000

26061210460000	25012270580000	25012120840000	25012310430000	25012040620000
25012310500000	25012120800000	25012040600000	25012040650000	25012280380000
25014140500000	25012180210000	25012180580000	25011250260000	25011190430000
25012120750000	25012230280000	25011030170000	25012180590000	26061160200000
25014050540000	25014130350000	26061080380000	25012170540000	25012280480000
25012280420000	25012170580000	26061230550000	25012190450000	26071700230000
25011200690000	26071380120000	25011240010000	25012230130000	26061210220000
25012190390000	25012280370000	25012110030000	25012230350000	26061160060000
25012310120000	25012310580000	25012170650000	25011240370000	25012300050000
25012300040000	26071690010000	25012150460000	25012180560000	25012180440000
25012180490000	25012180450000	25012180430000	25012180510000	25012180470000
25012120770000	25012190520000	25012190530000	25012190510000	25012190440000
25012190460000	26063120430000	25012130190000	26071390510000	26061230540000
25012110210000	25012160640000	25012190620000	26071690030000	26071690040000
25012100350000	25012110410000	26061220050000	25012220380000	26061160190000
25012280240000	25012280250000	25012100430000	26071380080000	26071380030000
25012310490000	25012040560000	25012040580000	25012160620000	26071700170000
26071700190000	25011230100000	26071680170000	25012210090000	25012210080000
26061210110000	25011050120000	25012270770000	25012240340000	26071700270000
25014020920000	25012310440000	25012310470000	25012130210000	25012040540000
25012170550000	25012240430000	25012180600000	25014140490000	25012280410000
25012170640000	25012190490000	25012120620000	25012230430000	25014070650000
25012020420000	25012110010000	25011260310000	25012020460000	25012190410000
25012190430000	26071690080000	25011100290000	25011260420000	25014070750000
26061210100000	25012240410000	25012120680000	25011170460000	25012270590000
26063170690000	26061220560000	25011240380000	25012270750000	25012050550000
25012270760000	26061210140000	26061210130000	25012280390000	25012120760000
25011020140000	25012230340000	25012270640000	25012270630000	25011030210000
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26063090410000	25012050520000	25012050530000	25012250250000	25012200060000
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25012030460000	25012030430000	25012030440000	25012030450000	25012190640000
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26061170430000	25012240270000	25012030420000	26071680280000	26061210210000
25012120630000	25012120660000	25012120590000	25012120640000	25012120600000
25012120650000	26061180280000	25014020930000	25012120670000	25012240370000
25012240440000	25011210650000	25011030010000	25012120860000	25012250270000
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25011170280000	25013070550000	25012190650000	25014060510000	25014030860000
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25014120490000	25012190630000	25012170530000	25012160680000	25014000540000
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25011200740000	25011260400000	25012280590000	25011310660000	25011110030000
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25011140790000	25012300420000	25012300470000	25012300430000	25011190230000
25012300480000	25012300410000	25012300440000	25012300460000	25012300450000
25012190420000	25011310580000	25011300660000	26061160050000	25011290080000
25012250060000	25011180470000	25012160670000	25011290480000	25012240030000
25012170670000	25014030840000	25011180560000	25012280510000	25011060630000

25011160470000	25011290560000	25012160630000	25012240160000	25011210700000
25012240150000	25011130400000	25011200040000	25011060600000	25011060620000
25011060450000	25012240010000	25011200720000	26063170530000	25012120490000
26061210430000	25011130390000	25012250030000	25011220560000	25012270700000
25011050030000	25011310600000	25011140740000	25011210010000	25011310550000
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25011130050000	25011160100000	25011130370000	25011320410000	25012240310000
25011300530000	25011150110000	26061210470000	25011110160000	25012260170000
25011200630000	25011290650000	25011050010000	25011170100000	25012160700000
25011210640000	25011190460000	25012170560000	25012040590000	25011200760000
25012020430000	25011310620000	25011150440000	25011190520000	25011060530000
25012050610000	25011320560000	25011240280000	25011190450000	25011170760000
25011130030000	25011270380000	25011290630000	25011170770000	25011210690000
25012240360000	25011200670000	25011190470000	25012250290000	25011290620000
25012120500000	25011290600000	25011200200000	25011300480000	25011290570000
25012240230000	25012250230000	25012250310000	25012250300000	25012250280000
25011210680000	25011210660000	25011060580000	25012240330000	25011200730000
25011300510000	25013070560000	25014120470000	25011070210000	25011290680000
25011290510000	25011110360000	25011030180000	25011210600000	25012120820000
25011300570000	25011300630000	25011300490000	25012240020000	25014110490000
25011170120000	25011070270000	25011070280000	25012240400000	25014000510000
25011130090000	25011110170000	25011300680000	25011210370000	25011030060000
25011040040000	25011030070000	25011020130000	25012120810000	25011200530000
25011200550000	25011050040000	25011290610000	25011040030000	25011290640000
25011200510000	25011200500000	25011210490000	25011300590000	25011300610000
25011140800000	25012160650000	25011130220000	25011200180000	25011240270000
25011250560000	25011060590000	25011060540000	25011220810000	25011080320000
25011200700000	25011300560000	25011290010000	25011070170000	25011060560000
25011300700000	25011300500000	25011120080000	25011120250000	25012240380000
25011120270000	25011080330000	25011050150000	25011290500000	25012040610000
25012040630000	25011210590000	25012240390000	25011110380000	25011170130000
25011140820000	25011210610000	25011160090000	25011030050000	25011200540000
25011210460000	25011120160000	25011230310000	25011200520000	25011140810000
25011300550000	25011300580000	25011210580000	25011060510000	25011180570000
25011090350000	25011160050000	25011210670000	25011130380000	25012190480000
25011300600000	25011230050000	25011230350000	25012110430000	25011040060000
25011300520000	25011130170000	25011130060000	25011060570000	25011160460000
25011130290000	25014011010000	26061210120000	25011130070000	25012240350000

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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