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	25101200430000
Property address	9834 S MICHIGAN AVE
Township	Hyde Park (70)
Assessor neighborhood	70111
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$24,500

36.5% of the current assessed value.

COMPARABLES IMPLY

$15,549

Estimated tax effect about $1,899 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,951

SECTION 1

The argument in one paragraph

The Assessor values 479 other properties in assessor neighborhood 70111 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 $11.96 per square foot. This home is assessed at $18.85 per square foot, which is 58% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,300 square feet gives $15,549. 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	1,300 square feet
Land area	5,981 square feet
Year built	1961
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$24,500
Assessed value per square foot	$18.85

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	1,955
2	Building area within 15% of this home	1,054
3	Built within 15 years of this home	535
4	Same building type	479
5	Same construction quality grade	479

The comparable figure used is the median of all 479 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 479 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	479
Lowest assessed	$2.19 per square foot
25th percentile	$10.88 per square foot
Median	$11.96 per square foot
75th percentile	$12.86 per square foot
Highest assessed	$22.52 per square foot
This home	$18.85 per square foot
Position	assessed above 472 of the 479 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 479 comparables	$11.96
Building area of this home	1,300 sq ft
Median multiplied by building area	**$15,549**
Current total assessed value	$24,500
Difference, the reduction requested	**$8,951**

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 $8,951 in assessed value is worth roughly $1,899 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

479 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 479 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
25034290380000	9419 S EBERHART AVE	1,314	1956	3	1	$3,698	$2.81
25031180010000	8901 S CALUMET AVE	1,311	1958	3	1	$8,537	$6.51
25031180020000	8901 S CALUMET AVE	1,311	1958	3	1	$8,539	$6.51
25034290060000	9417 S EBERHART AVE	1,314	1956	3	1	$12,000	$9.13
20343040720000	8301 S PRAIRIE AVE	1,292	1955	2	1	$12,200	$9.44
25033020090000	9129 S MICHIGAN AVE	1,296	1963	3	1	$12,501	$9.65
25033020270000	9128 S INDIANA AVE	1,296	1966	3	1	$12,501	$9.65
25033010030000	9111 S WABASH AVE	1,296	1967	3	1	$12,501	$9.65
25033020210000	9110 S INDIANA AVE	1,296	1961	3	1	$12,501	$9.65
25033010380000	9100 S MICHIGAN AVE HSE	1,296	1961	3	1	$12,501	$9.65
25033020240000	9118 S INDIANA AVE HSE	1,296	1961	3	1	$12,617	$9.74
25033070480000		1,290	1961	4	2	$12,800	$9.92
25101080390000		1,318	1955	3	1	$13,500	$10.24
20343130310000		1,305	1958	3	1	$13,400	$10.27
25033080210000		1,296	1968	3	1	$13,500	$10.42
25033020390000		1,296	1961	3	1	$13,500	$10.42
25033210200000		1,302	1962	3	1	$13,600	$10.45
25101070260000		1,318	1959	3	1	$13,800	$10.47
25033140140000		1,296	1962	3	1	$13,600	$10.49
25033090110000		1,296	1962	3	1	$13,900	$10.73
25033270080000		1,296	1972	3	1	$14,000	$10.80
25033090150000		1,296	1962	3	1	$14,000	$10.80
25101020230000		1,305	1961	3	1	$14,100	$10.80
25034270160000		1,288	1954	3	1	$14,100	$10.95
25031130350000		1,307	1955	3	1	$14,400	$11.02
20343160280000		1,296	1960	3	1	$14,400	$11.11
25033080200000		1,296	1963	3	1	$14,500	$11.19
25033020310000		1,296	1963	3	1	$14,501	$11.19
25033020220000		1,296	1961	3	1	$14,501	$11.19
25031140340000		1,311	1958	3	1	$14,700	$11.21
20273170210000		1,296	1957	3	1	$14,600	$11.27
20341190510000		1,316	1960	3	1	$15,100	$11.47
20341080450000		1,317	1962	3	1	$15,300	$11.62
20341120470000		1,291	1960	3	1	$15,000	$11.62
20341200480000		1,305	1959	3	1	$15,201	$11.65
25033250090000		1,296	1963	3	1	$15,100	$11.65
25101050190000		1,296	1962	3	1	$15,101	$11.65
25101010390000		1,286	1959	3	1	$15,000	$11.66
20343070470000		1,286	1954	3	1	$15,100	$11.74
20343230290000		1,296	1956	3	1	$15,501	$11.96

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20343160170000		1,292	1960	3	1	$15,501	$12.00
20343070480000		1,286	1954	3	1	$15,800	$12.29
20341200380000		1,318	1959	3	2	$16,200	$12.29
20343030580000		1,301	1958	3	1	$16,000	$12.30
20343030590000		1,301	1958	3	1	$16,101	$12.38
25033250080000		1,296	1963	3	1	$16,100	$12.42
25033260100000		1,296	1964	3	1	$16,100	$12.42
25101080470000		1,294	1963	3	1	$16,100	$12.44
20343150500000		1,317	1960	3	1	$16,400	$12.45
20343030720000		1,296	1967	4	1	$16,201	$12.50
20343160190000		1,292	1960	3	1	$16,501	$12.77
20343070010000		1,286	1954	3	1	$16,600	$12.91
20341200460000		1,305	1959	3	1	$17,300	$13.26
20343160410000		1,292	1960	3	1	$17,301	$13.39
20343160110000		1,292	1962	3	1	$17,501	$13.55
20341090410000		1,288	1956	3	1	$18,001	$13.98
20343050460000		1,300	1963	3	1	$18,300	$14.08
20341130700000		1,318	1958	3	1	$19,000	$14.42
25101070410000		1,300	1959	3	2	$19,000	$14.62
25101200430000	**9834 S MICHIGAN AVE**	**1,300**	**1961**	**3**	**1**	**$24,500**	**$18.85**
20343160390000		1,292	1960	3	1	$26,400	$20.43

Median of all 479 comparables: $11.96 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70111, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 479 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.

25031180200000	25034130120000	25034290380000	25033090310000	25101180200000
25031270220000	25031270210000	25031230090000	25101080210000	25101080220000
25033080020000	25033080010000	25033180010000	25101160160000	25101160150000
25031180230000	25031180240000	25101210060000	25101210070000	25031260150000
25031260140000	25031180010000	25031180020000	25031230070000	25031230060000
25031140200000	25031210010000	25031210020000	25031140210000	25101190480000
25101190490000	25033090300000	25033180020000	25033070540000	25101090200000
25034130400000	25034270100000	20273110230000	25101180190000	20273050280000
25034290060000	25031230080000	20341120450000	25033070230000	25101170170000
20343040720000	25101140100000	25033090530000	25034130430000	25033020090000
25033020270000	25033010030000	25033020210000	25033010380000	25031230100000
25034200260000	25033020240000	25033170090000	25033250440000	25033150390000
20341140350000	25033010110000	25031120490000	25033070480000	25033180040000
25101250170000	25033010090000	20273150320000	25101070240000	25031140460000
25101180210000	25033270020000	25033260160000	25031290100000	25031120470000
25101080390000	25033250410000	20343130310000	25033190300000	20341080470000
25033020330000	25033090560000	25033250380000	25101020390000	25033070560000
25031170270000	25033080210000	25033020390000	25101080460000	25033210200000
25101070260000	25033240260000	25101230470000	25033090430000	25033140140000
25033190080000	25033170040000	20343120220000	25031120550000	20343060360000
25033020350000	25033020110000	25033020370000	25031190040000	20341140380000
25033200160000	20343190210000	20341020260000	25031190010000	20343150120000
25033090570000	25033090110000	25033020250000	25101210340000	25031180090000
25033270080000	25033090150000	25101020230000	20343130540000	25031020020000
25031230370000	25033070290000	25033180360000	25031170240000	25034270350000
25034180210000	25031270080000	25034270160000	25031120520000	25031040830000
25031130350000	25101250160000	25101030130000	25034130130000	25033120440000
25031140440000	25033240380000	25101210390000	25101210330000	20343160280000
25034170030000	25101160350000	25031060180000	25033220450000	25033080200000
25033020310000	25033020220000	25033180250000	25034270110000	25031140340000
25101160170000	25033250100000	25034180060000	25033080230000	20341200450000
20343120310000	25034200080000	20273170210000	25101010360000	20343190740000
25031220310000	25031220300000	25031220010000	25031190110000	25101070390000
25031040450000	20343030730000	25031040470000	20273150340000	20273150350000
25031230030000	25034200270000	20343130450000	25101010290000	25033250260000
25033250120000	20341190510000	20341100300000	20273070320000	25033230260000
25031290030000	20343110620000	25101100440000	25101230380000	20343070140000
20343070170000	25033020290000	25034200150000	25034120110000	25034120160000
25034120170000	25033170060000	25031040480000	25031040460000	25031050460000
20341080450000	20341120470000	25033180350000	25101190260000	20343160270000
20341120400000	20341200480000	25033250090000	25101050190000	20343220140000
25101010390000	25101210300000	25031230310000	25101180360000	25031050350000
25101180280000	25033020200000	20343070470000	20341230080000	20273080330000
20341140070000	25031050440000	25031290040000	25031050450000	25031290020000
25033170350000	25031060210000	20273170280000	25033170100000	25031050320000

25031050330000	25101080280000	25101250240000	25101030150000	25031180140000
20343120190000	25101210350000	25033010050000	25031050360000	25031050340000
25033160570000	25101240020000	25034170100000	25031040440000	20343230290000
25101210310000	25101210320000	25101210280000	25101210420000	25101210410000
25034200300000	25034200110000	25101020400000	25101150080000	25101160200000
20343160170000	20343130320000	25033090290000	25033080140000	25033120470000
25101010370000	25101160390000	25033240070000	25031170070000	25031060240000
25101250410000	25101240050000	25101190530000	25031030010000	20343210290000
25033090540000	25033020030000	20343150460000	20343150450000	25033020070000
20341130300000	20343030650000	25033020340000	25101180390000	25101090390000
20341200410000	20341220280000	20341130660000	20341170150000	20341140090000
25031230330000	25101020320000	25101020330000	25101180160000	25101230320000
20341110130000	25101190650000	20341190520000	25033230100000	20343040580000
20343110630000	20343100260000	20343070480000	20341200380000	20343030580000
20343230460000	20341160380000	25033170240000	20341140400000	25031120670000
20343030590000	25101110160000	25101010420000	25033250080000	25033260100000
25031160220000	25101080470000	20343150500000	25031190050000	25031190020000
25031190070000	25031220260000	25034120100000	25031120600000	25101150110000
25101150120000	20343130560000	20343030720000	20343130580000	20343070200000
25101110250000	20343040780000	20341110110000	25101140310000	25101140340000
20343210060000	25101100320000	25101030230000	25101080050000	25101170320000
25031050430000	25031050410000	25031290010000	25031290050000	25031050390000
20341140100000	25101170090000	25031240170000	25033080180000	25101030120000
25033180230000	25033190290000	20343030630000	25031270290000	25031190030000
20341200390000	20341130670000	20343160430000	20273050300000	20343080320000
25031130470000	20343160190000	20273070330000	25031040410000	25031170040000
25031010090000	25031260090000	20341200030000	25101210400000	25101140400000
25101190470000	20343190700000	20343100230000	20343070010000	20341080460000
20343020530000	20343020310000	20341130420000	25034190240000	25101160030000
20343150440000	20343010370000	25033070340000	20343030660000	20341140080000
20343120290000	20273130510000	20273130470000	20273130500000	20341140370000
25033080240000	25033200170000	20341170140000	20343130290000	25031240180000
25101160190000	25033240180000	25031210160000	25031040420000	20343150470000
20343200500000	20341160400000	25101110200000	20343230510000	20343230280000
20341200460000	25031160230000	20343070190000	20343070180000	20343070150000
20343070160000	20343130330000	25101240010000	25031160250000	20343070070000
25101100260000	25033250110000	20343160410000	25031160260000	20343230220000
25031050400000	25031050420000	25031050370000	20343220310000	25033010270000
25031270030000	25101050280000	20343150360000	20341200050000	20343160110000
25034120150000	25101250420000	20273050310000	20343030620000	25031160330000
25031160340000	20343150480000	25101140390000	20273100350000	20341180240000
20343210110000	20343220030000	20341230070000	25031040430000	25031140430000
25101030050000	20341090410000	20341140410000	20341140390000	20343050460000
20343070110000	25031190090000	25031050380000	20343230150000	20343230310000
25031160350000	20341130700000	25101170080000	20341200060000	20343160150000
25031240160000	25101070410000	20343080350000	25031180060000	20343160330000
25031160310000	20341130620000	20343130300000	20343070080000	20341200490000
20343070100000	25033250220000	25031240090000	20341230410000	25101110190000
20343200490000	20341120370000	25033250370000	20343160260000	20343070130000
25101230360000	20341090400000	20343070120000	25101210430000	20343160390000
20343230180000	20341200470000	25101240040000	25034280350000	

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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