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	25223050160000
Property address	210 E 116TH ST
Township	Hyde Park (70)
Assessor neighborhood	70210
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$10,000

37.1% of the current assessed value.

COMPARABLES IMPLY

$6,286

REDUCTION REQUESTED

$3,714

Estimated tax effect about $788 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 246 other properties in assessor neighborhood 70210 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 $7.13 per square foot. This home is assessed at $11.34 per square foot, which is 59% above that median. Applying the median the Assessor already uses for those neighbors to this home's 882 square feet gives $6,286. 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	882 square feet
Land area	5,025 square feet
Year built	1903
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$10,000
Assessed value per square foot	$11.34

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	450
2	Building area within 15% of this home	389
3	Built within 15 years of this home	264
4	Same building type	246
5	Same construction quality grade	246

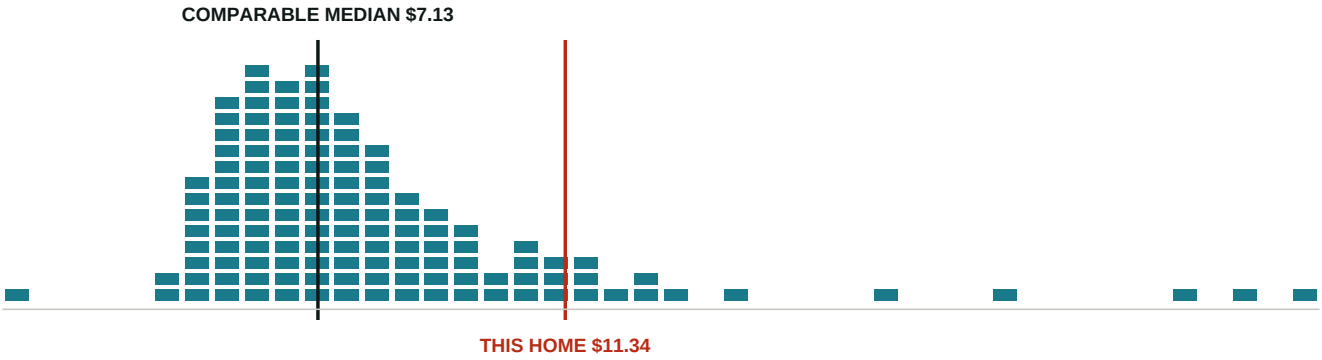
The comparable figure used is the median of all 246 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 246 properties 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	246
Lowest assessed	$1.76 per square foot
25th percentile	$6.18 per square foot
Median	$7.13 per square foot
75th percentile	$8.67 per square foot
Highest assessed	$24.18 per square foot
This home	$11.34 per square foot
Position	assessed above 225 of the 246 comparable properties, the 91st percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 246 comparables	$7.13
Building area of this home	882 sq ft
Median multiplied by building area	**$6,286**
Current total assessed value	$10,000
Difference, the reduction requested	**$3,714**

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 $3,714 in assessed value is worth roughly $788 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

246 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 246 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
25271050330000	11936 S CALUMET AVE	882	1898	2	1	$4,200	$4.76
25103170260000	10144 S INDIANA AVE	882	1915	2	1	$4,400	$4.99
25271050050000	317 E 119TH ST HSE	880	1908	3	1	$4,400	$5.00
25271020170000	31 E 119TH PL	861	1915	2	1	$4,400	$5.11
25103230180000	63 E 102ND PL	860	1908	2	1	$4,400	$5.12
25221100060000	17 E 113TH PL	858	1889	2	1	$4,400	$5.13
25223100250000	120 E 117TH PL	900	1908	3	1	$4,800	$5.33
25271170020000	12039 S INDIANA AVE	880	1903	4	2	$4,700	$5.34
25223000150000	11571 S STATE ST	874	1898	2	1	$4,705	$5.38
25223000160000	11573 S STATE ST	874	1908	2	1	$4,800	$5.49
25151120230000	128 E 104TH PL	866	1908	4	1	$4,800	$5.54
25151100340000	10434 S WABASH AVE	902	1913	3	1	$5,000	$5.54
25103170140000	10126 S INDIANA AVE	880	1909	2	1	$5,005	$5.69
25223210250000	118 E 119TH ST	903	1903	3	1	$5,200	$5.76
25151100280000	10416 S WABASH AVE	902	1913	3	1	$5,200	$5.76
25271000280000	11914 S MICHIGAN AVE	900	1898	5	2	$5,300	$5.89
25153190250000	10920 S INDIANA AVE	906	1903	3	1	$5,394	$5.95
25151070150000	10350 S WABASH AVE	858	1913	2	1	$5,200	$6.06
25103090160000		902	1918	2	1	$5,600	$6.21
25151100260000		902	1913	3	2	$5,700	$6.32
25151180170000		902	1913	3	1	$5,700	$6.32
25223130080000		880	1908	2	1	$5,700	$6.48
25223100300000		880	1911	2	1	$5,900	$6.70
25223130090000		880	1908	2	1	$5,900	$6.70
25103080400000		874	1916	2	1	$5,900	$6.75
25151210090000		900	1903	3	1	$6,100	$6.78
25223200020000		861	1910	2	1	$5,900	$6.85
25103160250000		880	1918	2	1	$6,100	$6.93
25221170150000		880	1910	2	1	$6,100	$6.93
25103230030000		891	1908	2	1	$6,200	$6.96
25151010210000		880	1910	2	1	$6,200	$7.05
25103230100000		904	1898	2	1	$6,800	$7.52
25221150220000		892	1908	2	1	$6,876	$7.71
25103080410000		906	1916	2	1	$7,100	$7.84
25223120650000		861	1908	2	1	$7,100	$8.25
25221170330000		880	1914	2	1	$7,300	$8.30
25103220040000		902	1913	2	1	$7,500	$8.31
25153160070000		900	1892	2	1	$7,500	$8.33
25151090200000		880	1906	3	1	$7,500	$8.52
25271020230000		882	1898	2	1	$7,600	$8.62

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
25103160180000		880	1913	2	1	$7,600	$8.64
25221130420000		868	1896	3	1	$7,500	$8.64
25221130580000		864	1893	4	1	$7,500	$8.68
25221170320000		880	1913	2	1	$7,900	$8.98
25223120520000		880	1888	2	1	$8,000	$9.09
25103220050000		902	1913	2	1	$8,200	$9.09
25151100350000		902	1916	3	2	$8,200	$9.09
25223090040000		880	1908	4	1	$8,200	$9.32
25271150060000		874	1910	2	1	$8,200	$9.38
25221170090000		861	1913	4	1	$8,210	$9.54
25223100370000		858	1909	2	2	$8,400	$9.79
25103220380000		882	1906	4	2	$9,100	$10.32
25153230120000		864	1910	4	2	$9,100	$10.53
25271090060000		902	1913	4	2	$10,000	$11.09
25223050160000	**210 E 116TH ST**	**882**	**1903**	**2**	**1**	**$10,000**	**$11.34**
25271050270000		880	1900	2	1	$10,000	$11.36
25223050150000		880	1898	2	1	$10,000	$11.36
25151180130000		900	1918	2	1	$10,372	$11.52
25223120470000		866	1889	3	1	$10,001	$11.55
25223070010000		863	1918	2	1	$11,000	$12.75
25223010200000		904	1893	3	1	$20,000	$22.12

Median of all 246 comparables: $7.13 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70210, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 246 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.

25153000280000	25151120160000	25153170130000	25151200510000	25271050330000
25151200530000	25153000270000	25223180040000	25103170260000	25271050050000
25153180270000	25151090230000	25271020170000	25103230180000	25221100060000
25153230070000	25151100050000	25151130080000	25153190240000	25153110400000
25151120280000	25223100250000	25271170020000	25223000150000	25103170270000
25223180120000	25153160300000	25223000160000	25103080440000	25151090240000
25151180850000	25151120230000	25151100340000	25103160320000	25221130180000
25103170140000	25221080330000	25151100110000	25223150230000	25151120210000
25151130100000	25151130120000	25223210250000	25151100280000	25151210530000
25151100150000	25151210300000	25151000190000	25271000280000	25151080080000
25153080090000	25153160310000	25151180460000	25153010070000	25153190250000
25223210220000	25103230190000	25151070150000	25223140340000	25151180550000
25223100140000	25271090260000	25151130330000	25151110080000	25223120560000
25223090120000	25103090160000	25103010180000	25151180140000	25221170080000
25151100100000	25223140070000	25103150450000	25151100260000	25151180170000
25151210540000	25223050210000	25223010340000	25271090230000	25151120200000
25223120540000	25223130080000	25151120130000	25103230120000	25153180380000
25271100030000	25223160100000	25151090120000	25221130020000	25151100330000
25151110150000	25103100230000	25103160240000	25271050390000	25151200630000
25223100300000	25223130090000	25151210500000	25103080400000	25151210090000
25103170290000	25103160100000	25103090180000	25223200020000	25221120520000
25271140060000	25103160250000	25221170150000	25223140130000	25103160310000
25271020410000	25103230030000	25221170130000	25221070280000	25223100160000
25103160330000	25223050230000	25151010220000	25223120380000	25151010210000
25151190230000	25223190210000	25223000260000	25221100190000	25223120370000
25151130130000	25151120220000	25221130530000	25153160140000	25223070110000
25223100340000	25153030140000	25221080030000	25223100120000	25223100130000
25153110020000	25103230080000	25151090210000	25151010200000	25221100170000
25103230100000	25103160150000	25153100240000	25151200460000	25103150250000
25153030360000	25221100070000	25221150220000	25223230110000	25103160040000
25103160050000	25103160060000	25103160340000	25223080230000	25151090110000
25153180300000	25103080410000	25271020130000	25103010450000	25221160560000
25103230110000	25151010170000	25103240190000	25103080420000	25103100330000
25151210270000	25223100330000	25151110100000	25151090170000	25223120650000
25151000140000	25221170330000	25223120600000	25103220040000	25103220300000
25153160070000	25151200620000	25103230090000	25151090200000	25223110170000
25153110220000	25271020230000	25103160180000	25221130420000	25221130580000
25153000140000	25151090290000	25153020140000	25271000030000	25103220400000
25151180530000	25221170320000	25221070300000	25223100200000	25103220050000
25151100350000	25223120520000	25223090040000	25271150060000	25223120130000
25221170090000	25151180260000	25223170160000	25221130230000	25103160350000
25223110080000	25221020320000	25153020320000	25223100370000	25151180620000
25271060230000	25151190240000	25103220380000	25103100290000	25223120340000
25153230120000	25151180630000	25223060400000	25151210650000	25271050280000
25223060450000	25221120380000	25221150230000	25271090060000	25223120240000

25271050270000 25223050150000 25151180130000 25223120470000 25223170050000
25223050120000 25223120270000 25223040380000 25103240270000 25223160120000
25223010250000 25223070010000 25223060820000 25223060550000 25103240180000
25151180600000 25103160480000 25151090100000 25223010200000 25271000020000
25223050140000

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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