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	26173290480000
Property address	11346 S AVENUE G
Township	Hyde Park (70)
Assessor neighborhood	70240
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$21,800

34.2% of the current assessed value.

COMPARABLES IMPLY

$14,346

Estimated tax effect about $1,581 a year at a 7% composite rate.

REDUCTION REQUESTED

$7,454

SECTION 1

The argument in one paragraph

The Assessor values 316 other properties in assessor neighborhood 70240 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 $12.72 per square foot. This home is assessed at $19.33 per square foot, which is 52% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,128 square feet gives $14,346. 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	1,128 square feet
Land area	4,340 square feet
Year built	1949
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$21,800
Assessed value per square foot	$19.33

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	2,100
2	Building area within 15% of this home	1,619
3	Built within 15 years of this home	1,038
4	Same building type	316
5	Same construction quality grade	316

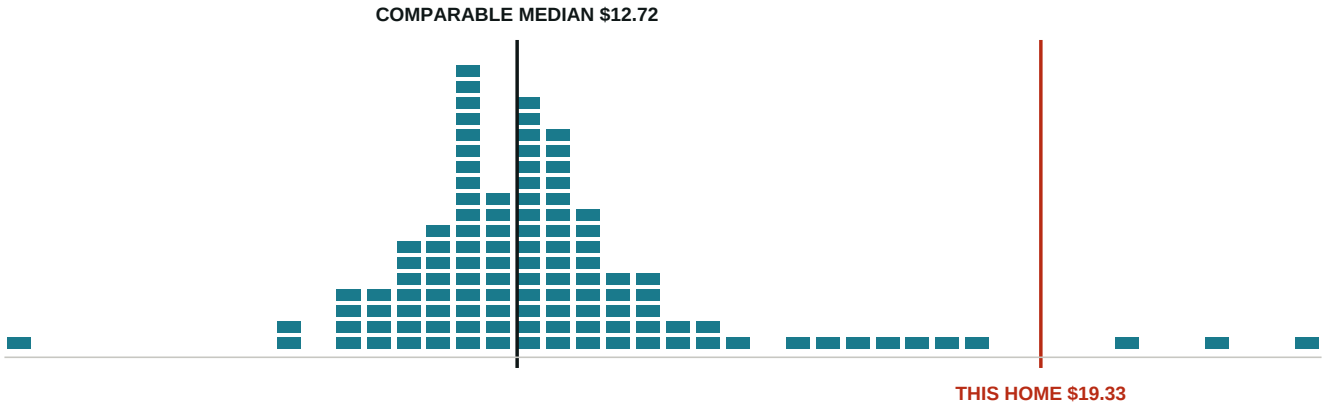
The comparable figure used is the median of all 316 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 316 properties 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	316
Lowest assessed	$6.25 per square foot
25th percentile	$12.00 per square foot
Median	$12.72 per square foot
75th percentile	$13.37 per square foot
Highest assessed	$22.87 per square foot
This home	$19.33 per square foot
Position	assessed above 313 of the 316 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 316 comparables	$12.72
Building area of this home	1,128 sq ft
Median multiplied by building area	**$14,346**
Current total assessed value	$21,800
Difference, the reduction requested	**$7,454**

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 $7,454 in assessed value is worth roughly $1,581 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

316 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 316 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
26174010170000	11055 S AVENUE D	1,089	1945	3	1	$11,895	$10.92
26171260830000	10930 S AVENUE L	1,117	1953	3	2	$12,693	$11.36
26182180760000	10948 S AVENUE O	1,098	1942	2	1	$12,500	$11.38
26173090970000	11142 S AVENUE M	1,166	1942	3	2	$13,319	$11.42
26184130480000	11104 S AVENUE O	1,141	1940	4	1	$13,301	$11.66
26171170620000		1,152	1941	3	1	$13,500	$11.72
26173080930000		1,160	1942	2	1	$13,600	$11.72
26173150430000		1,152	1953	3	1	$14,100	$12.24
26173150420000		1,141	1949	4	1	$14,000	$12.27
26173250880000		1,132	1947	2	1	$13,900	$12.28
26173150550000		1,137	1949	4	1	$14,000	$12.31
26184120670000		1,095	1943	2	1	$13,500	$12.33
26174110220000		1,160	1951	2	1	$14,321	$12.35
26173150480000		1,141	1949	4	1	$14,100	$12.36
26173150530000		1,113	1949	2	1	$13,800	$12.40
26184120610000		1,163	1944	3	1	$14,500	$12.47
26184070420000		1,161	1942	3	1	$14,601	$12.58
26184120700000		1,156	1944	3	1	$14,600	$12.63
26171180340000		1,116	1950	3	2	$14,100	$12.63
26173150520000		1,164	1949	3	1	$14,800	$12.71
26174060330000		1,125	1943	3	1	$14,558	$12.94
26171270580000		1,133	1956	3	2	$14,700	$12.97
26171170660000		1,116	1941	3	1	$14,500	$12.99
26171090060000		1,155	1951	3	1	$15,101	$13.07
26173220640000		1,130	1949	2	1	$14,800	$13.10
26173290350000		1,128	1949	3	1	$14,794	$13.12
26173290390000		1,128	1949	3	1	$14,800	$13.12
26173290460000		1,128	1949	3	1	$14,800	$13.12
26173290400000		1,128	1949	3	1	$14,800	$13.12
26173150460000		1,149	1949	3	1	$15,100	$13.14
26173100430000		1,110	1941	3	1	$14,600	$13.15
26173010440000		1,112	1941	3	1	$14,700	$13.22
26174070350000		1,110	1946	2	1	$14,800	$13.33
26184120710000		1,162	1944	2	1	$15,600	$13.43
26173290560000		1,095	1949	3	1	$14,800	$13.52
26172130300000		1,161	1950	3	1	$15,800	$13.61
26173270550000		1,161	1950	3	1	$15,800	$13.61
26174010240000		1,161	1945	3	1	$15,800	$13.61
26173270620000		1,156	1950	3	1	$15,800	$13.67
26173270560000		1,156	1950	3	1	$15,800	$13.67

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
26173270600000		1,156	1950	3	1	$15,800	$13.67
26174110290000		1,154	1950	3	1	$15,800	$13.69
26173270680000		1,152	1950	3	1	$15,800	$13.72
26173280800000		1,146	1944	2	1	$15,801	$13.79
26173210430000		1,151	1949	2	1	$15,900	$13.81
26173250890000		1,136	1947	2	1	$15,900	$14.00
26172140140000		1,117	1946	3	1	$15,800	$14.15
26173220440000		1,112	1949	3	1	$15,800	$14.21
26173270660000		1,105	1950	2	1	$15,800	$14.30
26173250870000		1,138	1947	4	1	$16,272	$14.30
26174060220000		1,098	1945	3	1	$15,800	$14.39
26171180360000		1,116	1951	4	2	$16,100	$14.43
26174060340000		1,107	1945	3	1	$16,000	$14.45
26173220470000		1,141	1953	3	1	$16,800	$14.72
26173270630000		1,152	1950	3	1	$17,400	$15.10
26173070350000		1,109	1948	3	2	$16,800	$15.15
26174060020000		1,107	1945	3	1	$16,856	$15.23
26173270610000		1,156	1950	3	1	$20,000	$17.30
26174060130000		1,163	1947	3	1	$21,366	$18.37
26173290480000	**11346 S AVENUE G**	**1,128**	**1949**	**3**	**1**	**$21,800**	**$19.33**
26173250030000		1,137	1951	3	1	$26,001	$22.87

Median of all 316 comparables: $12.72 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70240, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 316 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.

26171300800000	26171300710000	26184130520000	26171130600000	26182180640000
26173080770000	26171280570000	26173090900000	26173290610000	26171100270000
26182180720000	26171230640000	26171100360000	26171090250000	26184070530000
26184070510000	26171090330000	26171100230000	26184070450000	26171100310000
26172120110000	26173081040000	26174010170000	26173010230000	26171000260000
26173260550000	26182180890000	26173080590000	26184070540000	26173160270000
26173170770000	26173170820000	26182180820000	26174050340000	26172090470000
26171260830000	26182180760000	26174050230000	26171100300000	26173090970000
26172120270000	26083060470000	26171100290000	26171090290000	26171090300000
26182110550000	26083060460000	26173290680000	26173170880000	26083000290000
26171090350000	26171100240000	26171110570000	26173090930000	26184070410000
26173290550000	26184130480000	26171300850000	26173081050000	26173250650000
26171170620000	26173080930000	26173081060000	26173081070000	26171240680000
26171020320000	26171250640000	26171170830000	26174080220000	26171010250000
26171240640000	26173100400000	26174000240000	26174080310000	26171090190000
26174100260000	26174000180000	26173260520000	26174070020000	26173260420000
26173280920000	26173281020000	26182181010000	26171310650000	26174050100000
26171230550000	26174050080000	26182110510000	26173090950000	26173240150000
26173280850000	26171230700000	26173090430000	26174070080000	26173280870000
26174100240000	26174100180000	26171280520000	26171280540000	26171280580000
26171280530000	26174110040000	26173070560000	26184130510000	26172130040000
26172130100000	26171230560000	26174100090000	26173280690000	26172120280000
26172130060000	26173150450000	26172120170000	26171100320000	26171310670000
26173150430000	26173080970000	26173290590000	26173040500000	26171260520000
26174110110000	26173150420000	26173010080000	26173250880000	26174100210000
26173290540000	26173150550000	26184120670000	26174110220000	26173150480000
26171100340000	26182181020000	26184070430000	26173150530000	26173090880000
26171110450000	26184120610000	26174060240000	26174080210000	26171240550000
26173290570000	26171170680000	26173040470000	26174110310000	26174110330000
26174110230000	26184070420000	26174060150000	26184120660000	26184120700000
26171180340000	26171310720000	26174070140000	26174070190000	26172140330000
26174060110000	26172140080000	26173150520000	26174070260000	26171250620000
26173090910000	26173160640000	26173010480000	26171230710000	26184070400000
26174000190000	26174050030000	26174070110000	26173280880000	26173200630000
26173100380000	26171300830000	26173280960000	26171310640000	26174080120000
26171310620000	26174080110000	26171310580000	26171310480000	26173290420000
26171190410000	26172120300000	26172120070000	26173160680000	26174070030000
26174060330000	26172100560000	26171280590000	26171270580000	26184120640000
26172120180000	26171170660000	26173280900000	26172130110000	26174100030000
26174110160000	26174100340000	26171230590000	26174050150000	26172130170000
26171090200000	26172160020000	26173070480000	26171090060000	26174070210000
26174100250000	26173220640000	26173280890000	26173280910000	26173290350000
26184070560000	26184070600000	26173290390000	26173290460000	26173290400000
26173250750000	26173290520000	26173090830000	26173150460000	26172160140000
26173250640000	26172120020000	26173100430000	26174050040000	26173290530000

26173080960000	26173080910000	26173010440000	26171220470000	26174070100000
26174080160000	26173290450000	26173081030000	26173220520000	26174070350000
26171220480000	26173250830000	26172150310000	26172120160000	26174070290000
26184120710000	26172120220000	26173290560000	26174010300000	26174010070000
26172140210000	26174010270000	26174010100000	26174000090000	26172130300000
26173270550000	26174010240000	26173160690000	26173280990000	26172130210000
26173270620000	26173270560000	26173270600000	26171230600000	26174050060000
26174110290000	26173270680000	26174110170000	26174060290000	26173280800000
26172110240000	26173210430000	26173200620000	26172120320000	26172130120000
26172120240000	26174050190000	26173220660000	26174070170000	26172160080000
26174110020000	26174110130000	26173250890000	26171310800000	26172140140000
26173220440000	26173270660000	26172130350000	26173250870000	26172140270000
26173170870000	26172120310000	26174060220000	26171280420000	26171180360000
26174060340000	26173220540000	26174080040000	26171030630000	26173010410000
26173220470000	26173070530000	26173220650000	26172100460000	26173270630000
26172130230000	26173070350000	26174060020000	26173240130000	26172120100000
26173100440000	26174110100000	26174070130000	26173270610000	26184070520000
26182180730000	26173010460000	26174060130000	26174100080000	26174100270000
26173250030000				

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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