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	20293150030000
Property address	7709 S ADA ST
Township	Lake (72)
Assessor neighborhood	72221
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$11,000

32.0% of the current assessed value.

COMPARABLES IMPLY

$7,485

REDUCTION REQUESTED

$3,515

Estimated tax effect about $746 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 90 other properties in assessor neighborhood 72221 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 $9.01 per square foot. This home is assessed at $13.24 per square foot, which is 47% above that median. Applying the median the Assessor already uses for those neighbors to this home's 831 square feet gives $7,485. 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	831 square feet
Land area	5,340 square feet
Year built	1921
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	9
Bedrooms	3
Full bathrooms	3
Half bathrooms	None recorded

Total assessed value	$11,000
Assessed value per square foot	$13.24

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	154
2	Building area within 15% of this home	106
3	Built within 15 years of this home	92
4	Same building type	90
5	Same construction quality grade	90

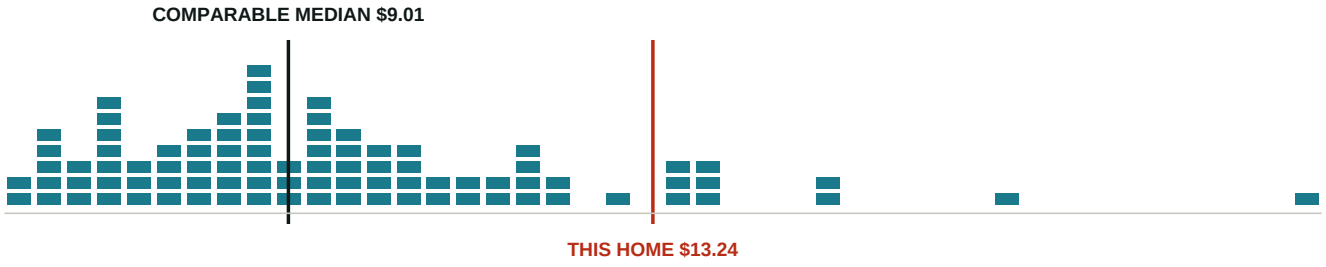
The comparable figure used is the median of all 90 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 90 properties 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	90
Lowest assessed	$5.71 per square foot
25th percentile	$7.68 per square foot
Median	$9.01 per square foot
75th percentile	$10.65 per square foot
Highest assessed	$21.00 per square foot
This home	$13.24 per square foot
Position	assessed above 80 of the 90 comparable properties, the 89th percentile



$5.71 per sq ft — 90 comparable properties by assessed value per square foot, one mark is one property — $21.00 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 90 comparables	$9.01
Building area of this home	831 sq ft
Median multiplied by building area	**$7,485**
Current total assessed value	$11,000
Difference, the reduction requested	**$3,515**

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 $3,515 in assessed value is worth roughly $746 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

90 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 90 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
20294050080000	7523 S SANGAMON ST	800	1918	2	1	$5,000	$6.25
20293140080000	7723 S LOOMIS BLVD	922	1915	2	1	$5,800	$6.29
20293140050000	7715 S LOOMIS BLVD	792	1916	2	1	$5,000	$6.31
20293160060000	7721 S THROOP ST	906	1926	3	1	$6,100	$6.73
20293140110000	7733 S LOOMIS BLVD	852	1918	2	1	$5,800	$6.81
20321140040000	8011 S THROOP ST	864	1911	2	1	$5,900	$6.83
20293140070000	7721 S LOOMIS BLVD	840	1918	3	1	$5,800	$6.90
20294270020000	7807 S CARPENTER ST	920	1918	2	1	$6,400	$6.96
20294250180000	7806 S ABERDEEN ST	837	1909	2	1	$5,900	$7.05
20294020230000	7516 S CARPENTER ST	921	1925	2	1	$6,500	$7.06
20293140140000	7741 S LOOMIS BLVD	820	1917	3	1	$5,800	$7.07
20294260340000	7836 S CARPENTER ST	898	1918	2	1	$6,400	$7.13
20293140030000	7705 S LOOMIS BLVD HSE	864	1920	2	1	$6,200	$7.18
20294160070000	7715 S RACINE AVE	756	1913	2	1	$5,500	$7.28
20293140120000	7735 S LOOMIS BLVD	825	1916	3	1	$6,200	$7.52
20293200240000	7834 S ADA ST	898	1917	2	1	$7,100	$7.91
20294040050000	7515 S MORGAN ST	808	1912	2	1	$6,400	$7.92
20293140020000	7703 S LOOMIS BLVD	780	1914	3	1	$6,201	$7.95
20321190140000	8145 S BISHOP ST	811	1918	2	1	$6,485	$8.00
20293210050000	7813 S ADA ST	902	1914	2	1	$7,300	$8.09
20293140010000	7701 S LOOMIS BLVD	780	1914	2	1	$6,401	$8.21
20321250070000	8221 S JUSTINE ST	912	1924	5	1	$7,500	$8.22
20294020220000	7512 S CARPENTER ST	921	1925	2	1	$7,700	$8.36
20294270200000	7818 S MORGAN ST	920	1908	3	1	$7,700	$8.37
20294080330000	7636 S MAY ST	756	1907	2	1	$6,400	$8.47
20294160280000	7712 S MAY ST	898	1911	2	1	$7,700	$8.57
20294090100000	7631 S MAY ST	862	1916	2	1	$7,400	$8.58
20294170090000	7729 S MAY ST	889	1924	2	1	$7,700	$8.66
20322260320000	8250 S MORGAN ST	894	1920	2	1	$7,801	$8.73
20293140290000	1370 W 78TH ST	828	1918	3	1	$7,300	$8.82
20294090080000	7625 S MAY ST HSE	839	1916	2	1	$7,400	$8.82
20322080320000	8026 S MAY ST	800	1914	2	1	$7,300	$9.12
20294090070000	7623 S MAY ST HSE	839	1916	2	1	$7,700	$9.18
20323070330000	8438 S JUSTINE ST HSE	911	1923	3	1	$8,400	$9.22
20293200200000	7820 S ADA ST	810	1922	3	1	$7,501	$9.26
20294020210000	7510 S CARPENTER ST	921	1930	2	1	$8,600	$9.34
20321100060000	8019 S LAFLIN ST	800	1920	2	1	$7,500	$9.38
20293140280000	1374 W 78TH ST	828	1918	3	1	$7,800	$9.42
20323240020000	8605 S JUSTINE ST	801	1918	2	1	$7,701	$9.61
20323290130000	8606 S ELIZABETH ST	886	1923	2	1	$8,742	$9.87

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20293080160000	7644 S ADA ST	813	1922	2	1	$8,100	$9.96
20294020180000		921	1925	2	1	$9,200	$9.99
20323250280000		890	1923	2	1	$8,900	$10.00
20293050050000		886	1926	2	1	$8,900	$10.05
20294020200000		921	1925	2	1	$9,500	$10.31
20294020260000		921	1925	3	1	$9,500	$10.31
20294250070000		861	1914	4	2	$8,900	$10.34
20321250280000		920	1919	2	1	$10,000	$10.87
20323180080000		909	1928	2	1	$10,001	$11.00
20294050060000		800	1914	3	2	$8,900	$11.12
20323300080000		792	1922	2	1	$9,200	$11.62
20323030080000		816	1923	2	1	$10,000	$12.25
20293150030000	**7709 S ADA ST**	**831**	**1921**	**3**	**3**	**$11,000**	**$13.24**
20323160270000		819	1912	2	1	$11,001	$13.43
20323120080000		888	1924	2	1	$12,000	$13.51
20321140140000		888	1913	2	2	$12,000	$13.51
20293160140000		868	1923	2	1	$12,000	$13.82
20323250180000		792	1923	2	1	$12,001	$15.15
20323170160000		791	1924	2	1	$12,001	$15.17
20294020190000		921	1925	2	1	$16,000	$17.37
20293140130000		762	1918	2	1	$16,000	$21.00

Median of all 90 comparables: $9.01 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72221, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 90 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.

20293140090000	20322030330000	20293140100000	20294050080000	20293140080000
20293140050000	20322020070000	20294260150000	20293160060000	20294260100000
20293140110000	20321140040000	20293140070000	20294270020000	20294250180000
20294020230000	20293140140000	20294260340000	20293140030000	20294160070000
20322030300000	20293140120000	20293060390000	20293210150000	20293200240000
20294040050000	20293140020000	20321190140000	20293210050000	20294250030000
20293140010000	20321250070000	20294020220000	20294270200000	20294080330000
20294160280000	20294090100000	20294170090000	20293200060000	20322260320000
20321100210000	20323170060000	20293140290000	20294090080000	20323290100000
20322080320000	20294090070000	20323070330000	20293200200000	20323240160000
20294020210000	20321250160000	20321100060000	20293140280000	20323250030000
20322260330000	20323240020000	20323280090000	20323290130000	20293080160000
20294020180000	20323250280000	20293050050000	20294020200000	20294020260000
20294250070000	20321000250000	20323260040000	20321250280000	20323180080000
20294050060000	20321170070000	20323300080000	20323250090000	20323260190000
20323260200000	20323240310000	20323030080000	20294060320000	20323170320000
20323160270000	20323120080000	20321140140000	20293160140000	20323260050000
20294020250000	20323250180000	20323170160000	20294020190000	20293140130000

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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