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 | 25191090020000 |
| Property address | 11417 S WESTERN AVE |
| Township | Lake (72) |
| Assessor neighborhood | 72300 |
| Property class | 203 Single-family, 1,000-1,800 sq ft |
| Assessment stage | Mailed value for 2026 |

| ASSESSED NOW | COMPARABLES IMPLY | REDUCTION REQUESTED |
|---|---|---|
| $25,000 | $20,428 | $4,572 |

18.3% of the current assessed value.
Estimated tax effect about $970 a year at a 7% composite rate.

SECTION 1

## The argument in one paragraph

The Assessor values 50 other properties in assessor neighborhood 72300 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 $19.07 per square foot. This home is assessed at $23.34 per square foot, which is 22% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,071 square feet gives $20,428. 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 | 1,071 square feet |
| Land area | 7,500 square feet |
| Year built | 1957 |
| Building type | 1 Story |
| Construction quality | Average |
| Repair condition | Average |
| Exterior wall | Masonry |
| Basement | Crawl |
| Central air | Central A/C |
| Rooms | 7 |
| Bedrooms | 3 |
| Full bathrooms | 1 |
| Half bathrooms | 1 |

| | |
|---|---|
| Total assessed value | $25,000 |
| Assessed value per square foot | $23.34 |

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 | 481 |
| 2 | Building area within 15% of this home | 183 |
| 3 | Built within 15 years of this home | 56 |
| 4 | Same building type | 50 |
| 5 | Same construction quality grade | 50 |

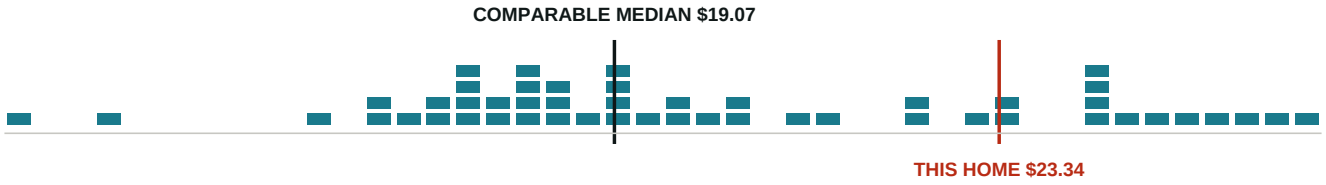
The comparable figure used is the median of all 50 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 50 properties 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 | 50 |
| Lowest assessed | $12.31 per square foot |
| 25th percentile | $17.73 per square foot |
| Median | $19.07 per square foot |
| 75th percentile | $23.23 per square foot |
| Highest assessed | $26.92 per square foot |
| This home | $23.34 per square foot |
| Position | assessed above 39 of the 50 comparable properties, the 78th percentile |




$12.31 per sq ft — 50 comparable properties by assessed value per square foot, one mark is one property — $26.92 per sq ft

### The arithmetic, in full

| STEP | VALUE |
|---|---|
| Median assessed value per square foot, 50 comparables | $19.07 |
| Building area of this home | 1,071 sq ft |
| **Median multiplied by building area** | **$20,428** |
| Current total assessed value | $25,000 |
| **Difference, the reduction requested** | **$4,572** |

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 $4,572 in assessed value is worth roughly $970 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

All 50 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

| INDEX NUMBER | PROPERTY ADDRESS | SQ FT | BUILT | BD | BA | ASSESSED | PER SQ FT |
|---|---|---|---|---|---|---|---|
| 25193190430000 | 11838 S HALE AVE | 1,158 | 1955 | 3 | 1 | $14,250 | $12.31 |
| 25193110020000 | 11607 S LONGWOOD DR | 1,226 | 1954 | 3 | 1 | $16,607 | $13.55 |
| 25193070150000 | 11509 S HALE AVE | 1,028 | 1956 | 2 | 1 | $16,143 | $15.70 |
| 25191140310000 | 11410 S HALE AVE | 1,160 | 1955 | 3 | 1 | $19,000 | $16.38 |
| 25191140590000 | 11310 S HALE AVE | 1,086 | 1953 | 2 | 1 | $18,000 | $16.57 |
| 25193140100000 | 11700 S HALE AVE | 1,170 | 1958 | 3 | 1 | $19,544 | $16.70 |
| 25193190520000 | 2118 W 119TH ST | 1,122 | 1960 | 3 | 1 | $19,076 | $17.00 |
| 25193070320000 | 11503 S HALE AVE | 1,013 | 1957 | 3 | 1 | $17,443 | $17.22 |
| 25193190550000 | 2122 W 119TH ST HSE | 1,161 | 1968 | 3 | 1 | $20,157 | $17.36 |
| 25191120140000 | 11160 S LONGWOOD DR | 1,125 | 1953 | 3 | 1 | $19,601 | $17.42 |
| 25193110410000 | 11641 S LONGWOOD DR | 1,080 | 1964 | 2 | 1 | $19,000 | $17.59 |
| 25193190450000 | 11853 S LONGWOOD DR | 1,079 | 1955 | 2 | 1 | $19,000 | $17.61 |
| 25193190410000 | 11832 S HALE AVE | 1,158 | 1955 | 3 | 1 | $20,488 | $17.69 |
| 25193140220000 | 11744 S HALE AVE | 1,008 | 1953 | 3 | 1 | $18,000 | $17.86 |
| 25191140320000 | 11416 S HALE AVE | 1,104 | 1966 | 5 | 2 | $20,000 | $18.12 |
| 25193190420000 | 11836 S HALE AVE | 1,158 | 1954 | 3 | 1 | $21,000 | $18.13 |
| 25193190400000 | 11828 S HALE AVE | 1,158 | 1955 | 3 | 1 | $21,000 | $18.13 |
| 25193190500000 | 2106 W 119TH ST | 1,101 | 1960 | 3 | 1 | $20,000 | $18.17 |
| 25193070160000 | 11511 S HALE AVE | 1,028 | 1954 | 2 | 1 | $18,908 | $18.39 |
| 25193190390000 | 11824 S HALE AVE | 1,158 | 1960 | 3 | 2 | $21,487 | $18.56 |
| 25191140300000 | 11406 S HALE AVE | 1,182 | 1954 | 3 | 1 | $22,000 | $18.61 |
| 25191140610000 | 11346 S HALE AVE | 1,164 | 1954 | 3 | 1 | $21,982 | $18.88 |
| 25193190440000 | 11842 S HALE AVE | 1,158 | 1955 | 3 | 1 | $22,000 | $19.00 |
| 25193080590000 | 2333 W 116TH PL | 1,207 | 1955 | 3 | 1 | $23,000 | $19.06 |
| 25193190480000 | 2112 W 119TH ST | 1,101 | 1962 | 3 | 1 | $21,000 | $19.07 |
| 25193190490000 | 2108 W 119TH ST | 1,101 | 1960 | 3 | 1 | $21,000 | $19.07 |
| 25193070170000 | 11515 S HALE AVE | 1,028 | 1954 | 3 | 1 | $20,000 | $19.46 |
| 25193070310000 | 11501 S HALE AVE | 1,013 | 1957 | 3 | 1 | $20,000 | $19.74 |
| 25193190540000 | 2124 W 119TH ST | 1,161 | 1967 | 3 | 1 | $23,000 | $19.81 |
| 25193190530000 | 2130 W 119TH ST | 1,095 | 1968 | 3 | 1 | $22,000 | $20.09 |
| 25193030310000 | 11455 S LOTHAIR AVE | 1,034 | 1953 | 2 | 1 | $21,000 | $20.31 |
| 25191070210000 | 2260 W 113TH PL | 1,176 | 1955 | 3 | 1 | $24,000 | $20.41 |
| 25193000350000 | 11524 S OAKLEY AVE | 1,145 | 1954 | 3 | 1 | $24,000 | $20.96 |
| 25193190460000 | 11857 S LONGWOOD DR | 1,079 | 1955 | 3 | 2 | $23,000 | $21.32 |
| 25193130080000 | 2207 W 117TH PL | 1,214 | 1942 | 3 | 1 | $27,108 | $22.33 |
| 25191121090000 | 11242 S LONGWOOD DR | 1,206 | 1957 | 3 | 1 | $27,000 | $22.39 |
| 25191120050000 | 11187 S LOTHAIR AVE HSE | 1,002 | 1957 | 2 | 1 | $23,000 | $22.95 |
| 25193030370000 | 11512 S LONGWOOD DR | 1,072 | 1955 | 2 | 1 | $25,000 | $23.32 |
| 25193030360000 | 11506 S LONGWOOD DR | 1,072 | 1955 | 2 | 1 | $25,000 | $23.32 |
| **25191090020000** | **11417 S WESTERN AVE** | **1,071** | **1957** | **3** | **1** | **$25,000** | **$23.34** |

| INDEX NUMBER | PROPERTY ADDRESS | SQ FT | BUILT | BD | BA | ASSESSED | PER SQ FT |
|---|---|---|---|---|---|---|---|
| 25191110510000 | 11417 S BELL AVE | 1,190 | 1954 | 3 | 1 | $28,931 | $24.31 |
| 25183170070000 | 2329 W 110TH PL | 1,108 | 1958 | 3 | 1 | $27,000 | $24.37 |
| 25183110240000 | 10901 S BELL AVE | 1,144 | 1955 | 3 | 1 | $28,000 | $24.48 |
| 25183170400000 | 11060 S BELL AVE | 1,220 | 1955 | 3 | 1 | $30,000 | $24.59 |
| 25183090200000 | 2344 W 110TH ST | 1,152 | 1956 | 3 | 1 | $28,492 | $24.73 |
| 25183090160000 | 10926 S OAKLEY AVE | 1,218 | 1956 | 3 | 1 | $30,661 | $25.17 |
| 25193010040000 | 11511 S OAKLEY AVE HSE | 1,145 | 1952 | 4 | 2 | $29,000 | $25.33 |
| 25193130340000 | 2155 W 117TH PL | 1,053 | 1948 | 3 | 1 | $27,000 | $25.64 |
| 25193040230000 | 11554 S LONGWOOD DR | 1,074 | 1956 | 2 | 1 | $28,000 | $26.07 |
| 25183160220000 | 11023 S HOYNE AVE | 1,176 | 1954 | 4 | 2 | $31,000 | $26.36 |
| 25191120630000 | 11410 S LONGWOOD DR | 1,065 | 1949 | 2 | 2 | $28,669 | $26.92 |

Median of all 50 comparables: $19.07 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72300, and is within 15% of its building area and 15 years of its year built.

SECTION 6

## Every comparable property used

All 50 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.

| | | | | |
|---|---|---|---|---|
| 25193190430000 | 25193110020000 | 25193070150000 | 25191140310000 | 25191140590000 |
| 25193140100000 | 25193190520000 | 25193070320000 | 25193190550000 | 25191120140000 |
| 25193110410000 | 25193190450000 | 25193190410000 | 25193140220000 | 25191140320000 |
| 25193190420000 | 25193190400000 | 25193190500000 | 25193070160000 | 25193190390000 |
| 25191140300000 | 25191140610000 | 25193190440000 | 25193080590000 | 25193190480000 |
| 25193190490000 | 25193070170000 | 25193070310000 | 25193190540000 | 25193190530000 |
| 25193030310000 | 25191070210000 | 25193000350000 | 25193190460000 | 25193130080000 |
| 25191121090000 | 25191120050000 | 25193030370000 | 25193030360000 | 25191110510000 |
| 25183170070000 | 25183110240000 | 25183170400000 | 25183090200000 | 25183090160000 |
| 25193010040000 | 25193130340000 | 25193040230000 | 25183160220000 | 25191120630000 |

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.

Prepared from Cook County Assessor published data by appealcomps.com, which is not a law firm, does not file appeals and does not give legal advice.