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	25193100790000
Property address	11710 S LONGWOOD DR
Township	Lake (72)
Assessor neighborhood	72300
Property class	204 Single-family, large lot
Assessment stage	Mailed value for 2026

ASSESSED NOW

$38,000

15.5% of the current assessed value.

COMPARABLES IMPLY

$32,124

Estimated tax effect about $1,246 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,876

SECTION 1

The argument in one paragraph

The Assessor values 13 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 $17.46 per square foot. This home is assessed at $20.65 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,840 square feet gives $32,124. 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	1,840 square feet
Land area	12,000 square feet
Year built	1958
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$38,000
Assessed value per square foot	$20.65

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	112
2	Building area within 15% of this home	65
3	Built within 15 years of this home	17
4	Same building type	13
5	Same construction quality grade	13

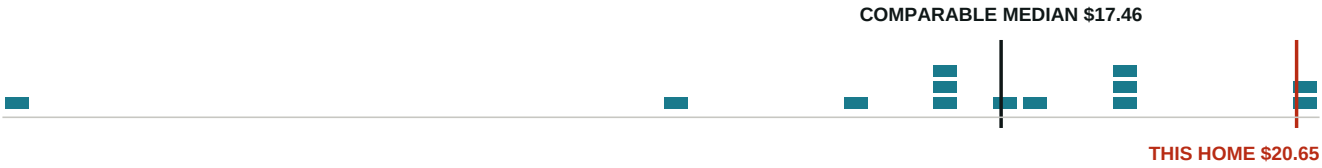
The comparable figure used is the median of all 13 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 13 properties 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	13
Lowest assessed	$6.67 per square foot
25th percentile	$16.80 per square foot
Median	$17.46 per square foot
75th percentile	$18.82 per square foot
Highest assessed	$20.90 per square foot
This home	$20.65 per square foot
Position	assessed above 12 of the 13 comparable properties, the 92nd percentile



$6.67 per sq ft — 13 comparable properties by assessed value per square foot, one mark is one property — $20.90 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 13 comparables	$17.46
Building area of this home	1,840 sq ft
Median multiplied by building area	**$32,124**
Current total assessed value	$38,000
Difference, the reduction requested	**$5,876**

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 $5,876 in assessed value is worth roughly $1,246 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 13 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
25193050220000	2200 W 116TH PL	2,046	1954	4	2	$13,638	$6.67
25193050110000	2140 W 116TH PL	2,046	1954	4	2	$28,272	$13.82
25193000420000	2316 W 116TH PL	1,944	1968	4	2	$31,000	$15.95
25193190080000	11837 S LONGWOOD DR	1,916	1956	4	2	$32,185	$16.80
25193130040000	11747 S BELL AVE	1,885	1959	4	2	$31,985	$16.97
25193160220000	11860 S OAKLEY AVE	1,884	1954	3	2	$32,000	$16.99
25191120070000	11201 S LOTHAIR AVE	2,062	1955	3	1	$36,000	$17.46
25193030110000	2156 W 115TH ST	1,806	1951	4	1	$32,000	$17.72
25183050150000	2340 W 109TH ST	1,811	1969	4	2	$33,869	$18.70
25193180180000	11810 S LONGWOOD DR	2,001	1957	4	2	$37,650	$18.82
25183050210000	2312 W 109TH ST	1,848	1956	3	1	$34,995	$18.94
25193130380000	11757 S BELL AVE	1,893	1954	4	2	$39,000	$20.60
25193100790000	**11710 S LONGWOOD DR**	**1,840**	**1958**	**3**	**2**	**$38,000**	**$20.65**
25183190060000	2041 W 110TH PL	1,866	1952	3	2	$39,000	$20.90

Median of all 13 comparables: $17.46 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 13 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.

25193050220000	25193050110000	25193000420000	25193190080000	25193130040000
25193160220000	25191120070000	25193030110000	25183050150000	25193180180000
25183050210000	25193130380000	25183190060000		

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.