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 | 25282280340000 |
| Property address | 12240 S LASALLE ST |
| Township | Lake (72) |
| Assessor neighborhood | 72345 |
| Property class | 202 Single-family, up to 999 sq ft |
| Assessment stage | Mailed value for 2026 |

| ASSESSED NOW | COMPARABLES IMPLY | REDUCTION REQUESTED |
|---|---|---|
| **$12,000** | **$8,374** | **$3,626** |

30.2% of the current assessed value.
Estimated tax effect about $769 a year at a 7% composite rate.

SECTION 1

## The argument in one paragraph

The Assessor values 286 other properties in assessor neighborhood 72345 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 $10.45 per square foot. This home is assessed at $14.98 per square foot, which is 43% above that median. Applying the median the Assessor already uses for those neighbors to this home's 801 square feet gives $8,374. 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 | 801 square feet |
| Land area | 4,305 square feet |
| Year built | 1951 |
| Building type | 1 Story |
| Construction quality | Average |
| Repair condition | Average |
| Exterior wall | Masonry |
| Basement | Full |
| Central air | Central A/C |
| Rooms | 6 |
| Bedrooms | 2 |
| Full bathrooms | 1 |
| Half bathrooms | 1 |

| | |
|---|---|
| Total assessed value | $12,000 |
| Assessed value per square foot | $14.98 |

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 | 707 |
| 2 | Building area within 15% of this home | 343 |
| 3 | Built within 15 years of this home | 324 |
| 4 | Same building type | 286 |
| 5 | Same construction quality grade | 286 |

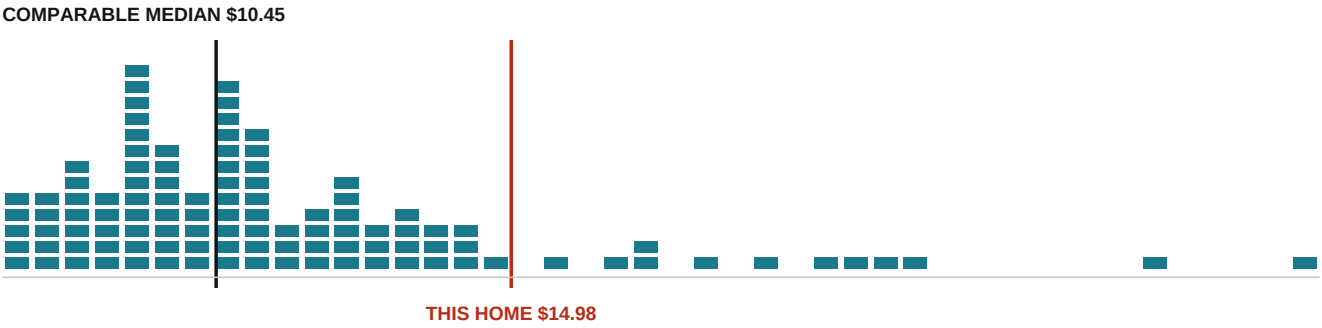
The comparable figure used is the median of all 286 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 286 properties 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 | 286 |
| Lowest assessed | $7.18 per square foot |
| 25th percentile | $9.14 per square foot |
| Median | $10.45 per square foot |
| 75th percentile | $12.06 per square foot |
| Highest assessed | $27.38 per square foot |
| This home | $14.98 per square foot |
| Position | assessed above 268 of the 286 comparable properties, the 94th percentile |




### The arithmetic, in full

| STEP | VALUE |
|---|---|
| Median assessed value per square foot, 286 comparables | $10.45 |
| Building area of this home | 801 sq ft |
| **Median multiplied by building area** | **$8,374** |
| Current total assessed value | $12,000 |
| **Difference, the reduction requested** | **$3,626** |

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 $3,626 in assessed value is worth roughly $769 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

286 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 286 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 |
|---|---|---|---|---|---|---|---|
| 25322110380000 | 12835 S GREEN ST | 818 | 1951 | 3 | 1 | $6,300 | $7.70 |
| 25322040470000 | 844 W VERMONT AVE | 804 | 1952 | 2 | 1 | $6,200 | $7.71 |
| 25322120300000 | 12904 S GREEN ST | 821 | 1949 | 2 | 1 | $6,700 | $8.16 |
| 25322120310000 | 12908 S PEORIA ST | 816 | 1949 | 2 | 1 | $6,700 | $8.21 |
| 25322120250000 | 12868 S GREEN ST | 816 | 1949 | 2 | 1 | $6,700 | $8.21 |
| 25322120320000 | 12910 S GREEN ST | 816 | 1949 | 2 | 1 | $6,700 | $8.21 |
| 25322110370000 | 12831 S GREEN ST | 818 | 1951 | 2 | 1 | $6,800 | $8.31 |
| 25322130580000 | 12915 S GREEN ST | 814 | 1950 | 2 | 1 | $6,800 | $8.35 |
| 25322040410000 | 12722 S GREEN ST | 804 | 1952 | 2 | 1 | $6,800 | $8.46 |
| 25322120440000 | 12849 S PEORIA ST | 798 | 1953 | 2 | 1 | $6,800 | $8.52 |
| 25322120450000 | 12855 S PEORIA ST | 798 | 1952 | 2 | 1 | $6,800 | $8.52 |
| 25322130470000 | 12851 S GREEN ST | 808 | 1950 | 2 | 1 | $6,900 | $8.54 |
| 25322120260000 | 12870 S GREEN ST | 821 | 1949 | 2 | 1 | $7,300 | $8.89 |
| 25331110520000 | 12843 S EMERALD AVE | 794 | 1948 | 2 | 1 | $7,129 | $8.98 |
| 25322080590000 |  | 808 | 1954 | 2 | 1 | $7,400 | $9.16 |
| 25322050300000 |  | 807 | 1952 | 2 | 1 | $7,500 | $9.29 |
| 25331110600000 |  | 794 | 1948 | 2 | 1 | $7,500 | $9.45 |
| 25331110560000 |  | 794 | 1952 | 2 | 1 | $7,500 | $9.45 |
| 25322120200000 |  | 821 | 1949 | 2 | 1 | $7,800 | $9.50 |
| 25322120290000 |  | 816 | 1949 | 2 | 1 | $7,800 | $9.56 |
| 25322120340000 |  | 816 | 1950 | 2 | 1 | $7,800 | $9.56 |
| 25322130520000 |  | 816 | 1951 | 2 | 1 | $7,900 | $9.68 |
| 25322120500000 |  | 798 | 1954 | 2 | 2 | $7,746 | $9.71 |
| 25322110330000 |  | 808 | 1951 | 2 | 1 | $7,900 | $9.78 |
| 25322130510000 |  | 808 | 1951 | 2 | 1 | $7,900 | $9.78 |
| 25322130570000 |  | 807 | 1951 | 2 | 1 | $7,900 | $9.79 |
| 25322050340000 |  | 801 | 1953 | 2 | 1 | $7,900 | $9.86 |
| 25322120460000 |  | 798 | 1952 | 2 | 1 | $7,900 | $9.90 |
| 25322120520000 |  | 798 | 1952 | 2 | 1 | $7,900 | $9.90 |
| 25291170110000 |  | 811 | 1948 | 3 | 1 | $8,100 | $9.99 |
| 25291150220000 |  | 819 | 1949 | 2 | 1 | $8,300 | $10.13 |
| 25291160150000 |  | 819 | 1949 | 2 | 1 | $8,300 | $10.13 |
| 25322120410000 |  | 796 | 1951 | 2 | 1 | $8,200 | $10.30 |
| 25291080720000 |  | 808 | 1956 | 2 | 1 | $9,300 | $11.51 |
| 25322110340000 |  | 801 | 1951 | 3 | 1 | $9,300 | $11.61 |
| 25322120370000 |  | 808 | 1952 | 2 | 1 | $9,400 | $11.63 |
| 25282230270000 |  | 805 | 1949 | 2 | 1 | $9,400 | $11.68 |
| 25322120430000 |  | 798 | 1952 | 2 | 1 | $9,400 | $11.78 |
| 25284090100000 |  | 787 | 1949 | 2 | 1 | $9,300 | $11.82 |
| 25331110570000 |  | 794 | 1948 | 2 | 1 | $9,400 | $11.84 |

| INDEX NUMBER | PROPERTY ADDRESS | SQ FT | BUILT | BD | BA | ASSESSED | PER SQ FT |
|---|---|---|---|---|---|---|---|
| 25331110460000 | | 794 | 1948 | 2 | 1 | $9,400 | $11.84 |
| 25331110470000 | | 794 | 1948 | 2 | 1 | $9,400 | $11.84 |
| 25282230050000 | | 792 | 1952 | 2 | 1 | $9,400 | $11.87 |
| 25322110430000 | | 808 | 1951 | 2 | 1 | $9,631 | $11.92 |
| 25282230020000 | | 815 | 1949 | 2 | 1 | $10,000 | $12.27 |
| 25282220190000 | | 801 | 1951 | 3 | 1 | $10,000 | $12.48 |
| 25282290260000 | | 801 | 1951 | 2 | 1 | $10,000 | $12.48 |
| 25284100250000 | | 820 | 1949 | 2 | 1 | $11,000 | $13.41 |
| 25284100240000 | | 820 | 1950 | 2 | 2 | $11,000 | $13.41 |
| 25284090440000 | | 807 | 1948 | 2 | 1 | $11,000 | $13.63 |
| 25322120530000 | | 798 | 1952 | 2 | 1 | $11,000 | $13.78 |
| 25284310070000 | | 789 | 1952 | 3 | 2 | $10,898 | $13.81 |
| 25331110490000 | | 794 | 1948 | 3 | 2 | $11,000 | $13.85 |
| 25331110530000 | | 794 | 1948 | 3 | 1 | $11,000 | $13.85 |
| 25284300200000 | | 790 | 1952 | 3 | 1 | $11,000 | $13.92 |
| 25284310120000 | | 789 | 1952 | 2 | 1 | $11,000 | $13.94 |
| **25282280340000** | **12240 S LASALLE ST** | **801** | **1951** | **2** | **1** | **$12,000** | **$14.98** |
| 25282290080000 | | 819 | 1950 | 3 | 2 | $14,000 | $17.09 |
| 25322120270000 | | 816 | 1949 | 2 | 1 | $14,000 | $17.16 |
| 25322130560000 | | 816 | 1951 | 2 | 1 | $16,000 | $19.61 |
| 25322120470000 | | 798 | 1952 | 2 | 1 | $16,000 | $20.05 |

Median of all 286 comparables: $10.45 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72345, and is within 15% of its building area and 15 years of its year built.

SECTION 6

## Every comparable property used

All 286 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.

| | | | | |
|---|---|---|---|---|
| 25322100300000 | 25322050080000 | 25322040490000 | 25322050310000 | 25322040520000 |
| 25322040370000 | 25322110350000 | 25322110360000 | 25322100310000 | 25331050360000 |
| 25322030630000 | 25322090600000 | 25322090620000 | 25331060290000 | 25322100270000 |
| 25322100260000 | 25322030700000 | 25322030690000 | 25322030720000 | 25322110380000 |
| 25322040470000 | 25322040130000 | 25322130200000 | 25331020360000 | 25322100290000 |
| 25331040590000 | 25322100190000 | 25322100250000 | 25322120300000 | 25322120310000 |
| 25322120250000 | 25322120320000 | 25331120440000 | 25291130780000 | 25291130190000 |
| 25322090630000 | 25322110370000 | 25322030590000 | 25322130580000 | 25291130620000 |
| 25322040450000 | 25322040480000 | 25322040410000 | 25322120440000 | 25322120450000 |
| 25322130090000 | 25322130470000 | 25322040530000 | 25322040360000 | 25322130540000 |
| 25322130550000 | 25331100430000 | 25322050290000 | 25322040250000 | 25322040500000 |
| 25322100210000 | 25291130510000 | 25322120260000 | 25331020060000 | 25331110520000 |
| 25291130630000 | 25331120570000 | 25331130570000 | 25331120580000 | 25331120700000 |
| 25331120600000 | 25331040620000 | 25291170170000 | 25291170180000 | 25291170160000 |
| 25331120460000 | 25322100100000 | 25322040420000 | 25322080590000 | 25322040570000 |
| 25331100440000 | 25331150840000 | 25331070340000 | 25331100490000 | 25331160600000 |
| 25322040430000 | 25331120020000 | 25331030360000 | 25331100280000 | 25331130030000 |
| 25331030320000 | 25331030310000 | 25331130220000 | 25331030120000 | 25322050300000 |
| 25331030680000 | 25291170010000 | 25331040600000 | 25331150590000 | 25331160660000 |
| 25331060270000 | 25331040530000 | 25331110600000 | 25331110560000 | 25331150910000 |
| 25322120200000 | 25322120330000 | 25331120640000 | 25331120480000 | 25331120710000 |
| 25331120670000 | 25291170190000 | 25291170200000 | 25322120290000 | 25322120340000 |
| 25291170100000 | 25291160060000 | 25291180120000 | 25322130520000 | 25322120500000 |
| 25291180200000 | 25322110330000 | 25322130510000 | 25322130570000 | 25322050340000 |
| 25331120450000 | 25322120460000 | 25322120520000 | 25291150060000 | 25291170110000 |
| 25331130430000 | 25291150120000 | 25331030670000 | 25291150220000 | 25291160150000 |
| 25322130530000 | 25331130520000 | 25331040510000 | 25331130470000 | 25322120410000 |
| 25291150210000 | 25291150190000 | 25322130490000 | 25291160280000 | 25291170280000 |
| 25322050280000 | 25291160170000 | 25291150180000 | 25291160090000 | 25291160110000 |
| 25291160080000 | 25291160010000 | 25291150040000 | 25291170140000 | 25291170130000 |
| 25291150050000 | 25291170060000 | 25291180020000 | 25291160120000 | 25291180040000 |
| 25291180050000 | 25291150170000 | 25291150080000 | 25282280250000 | 25291160180000 |
| 25291150260000 | 25291150280000 | 25291160160000 | 25291180110000 | 25322040510000 |
| 25282300210000 | 25331030630000 | 25331050690000 | 25284090330000 | 25322040590000 |
| 25331130490000 | 25322120380000 | 25291160190000 | 25291150230000 | 25331140670000 |
| 25291040250000 | 25282300060000 | 25291150160000 | 25282220280000 | 25331120040000 |
| 25282210080000 | 25291150240000 | 25331130640000 | 25291150250000 | 25291170050000 |
| 25291180130000 | 25291160050000 | 25291150020000 | 25291150090000 | 25291170040000 |
| 25291170020000 | 25291150010000 | 25291150130000 | 25291180080000 | 25331120690000 |
| 25282200260000 | 25282200290000 | 25282290250000 | 25331060310000 | 25331120180000 |
| 25282230140000 | 25291080720000 | 25322110340000 | 25322120370000 | 25282230270000 |
| 25322120430000 | 25284090100000 | 25331110570000 | 25331110460000 | 25331110470000 |
| 25282230050000 | 25322110430000 | 25284400140000 | 25282230310000 | 25284090340000 |
| 25284130820000 | 25282310350000 | 25284100320000 | 25282230020000 | 25331010320000 |
| 25284130480000 | 25284130510000 | 25284130470000 | 25284020280000 | 25284130970000 |

25284100390000 25284020100000 25282220190000 25282290260000 25322100150000
25331120610000 25331130530000 25331130500000 25331040610000 25331160530000
25291180210000 25284300040000 25291160020000 25291180060000 25291150110000
25331030350000 25282310230000 25291150150000 25284040020000 25284020110000
25284100250000 25284100240000 25284130160000 25291130480000 25284130500000
25284100330000 25284090440000 25322120530000 25284310070000 25331110490000
25331110530000 25284130490000 25284300200000 25284310120000 25282300250000
25284020260000 25284020220000 25284090140000 25284100430000 25284100140000
25331010440000 25282300150000 25284020180000 25322080580000 25322110390000
25331140710000 25291170090000 25282290080000 25322120270000 25282200400000
25331010460000 25331100480000 25331120730000 25322130560000 25322120470000
25331040580000 25291150200000 25284130460000 25331030130000 25291160200000
25331120520000

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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