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	22232050120000
Property address	11500 WOODLAWN AVE
Township	Lemont (19)
Assessor neighborhood	19032
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$51,001	$40,201	$10,800

21.2% of the current assessed value.
Estimated tax effect about $2,291 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 70 other properties in assessor neighborhood 19032 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 $28.05 per square foot. This home is assessed at $35.59 per square foot, which is 27% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,433 square feet gives $40,201. 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	1,433 square feet
Land area	24,300 square feet
Year built	1969
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$51,001
Assessed value per square foot	$35.59

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	178
2	Building area within 15% of this home	85
3	Built within 15 years of this home	72
4	Same building type	70
5	Same construction quality grade	70

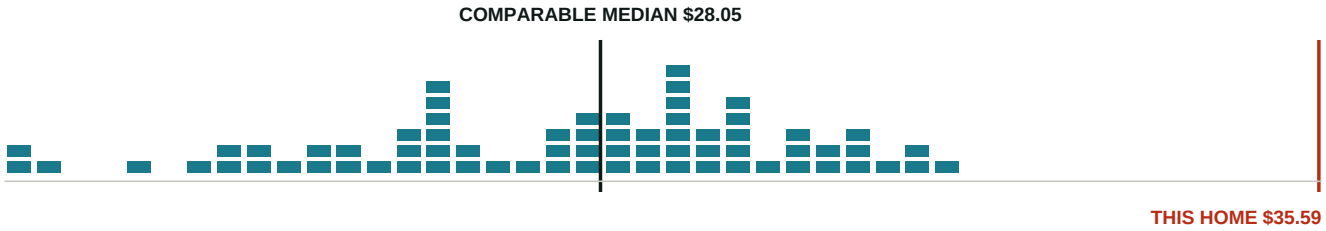
The comparable figure used is the median of all 70 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 70 properties 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	70
Lowest assessed	$21.82 per square foot
25th percentile	$26.20 per square foot
Median	$28.05 per square foot
75th percentile	$29.30 per square foot
Highest assessed	$31.71 per square foot
This home	$35.59 per square foot
Position	assessed above 70 of the 70 comparable properties, the 100th percentile



$21.82 per sq ft — 70 comparable properties by assessed value per square foot, one mark is one property — $35.59 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 70 comparables	$28.05
Building area of this home	1,433 sq ft
Median multiplied by building area	**$40,201**
Current total assessed value	$51,001
Difference, the reduction requested	**$10,800**

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 $10,800 in assessed value is worth roughly $2,291 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

70 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 70 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
22293120070000	1038 WARNER AVE	1,558	1962	4	1	$34,001	$21.82
22294080020000	1105 KIM PL	1,455	1958	3	1	$32,000	$21.99
22232040160000	11300 BELL RD	1,534	1958	3	1	$34,000	$22.16
22282040090000	12065 HILLCREST DR	1,560	1957	3	1	$37,000	$23.72
22294050080000	1028 KIM PL	1,411	1961	5	1	$34,000	$24.10
22294050060000	297 KEEPATAW DR	1,244	1956	3	1	$30,000	$24.12
22294060120000	1112 KIM PL	1,396	1961	3	1	$34,000	$24.36
22282050220000	11948 WALKER RD 1	1,345	1954	3	1	$33,000	$24.54
22232050070000	11400 WOODLAWN AVE	1,447	1955	3	1	$36,000	$24.88
22294060140000	1107 CHEROKEE PL	1,317	1957	3	1	$33,000	$25.06
22293110080000	1042 FLORENCE ST	1,509	1962	3	1	$38,000	$25.18
22294050090000	1030 KIM PL	1,450	1962	3	1	$37,000	$25.52
22282030050000	11970 HILLCREST DR	1,488	1964	3	1	$38,000	$25.54
22282050140000	12095 CENTER DR	1,598	1955	4	2	$41,000	$25.66
22282040050000	11975 HILLCREST DR	1,617	1962	4	1	$42,000	$25.97
22232060100000	12817 ARTESIAN ST	1,413	1970	3	1	$37,000	$26.19
22232050060000	11380 WOODLAWN AVE	1,334	1957	3	1	$35,000	$26.24
22223030040000	14320 HILLCREST RD	1,338	1956	3	1	$35,168	$26.28
22223030030000	14320 HILLCREST RD	1,338	1956	3	1	$35,168	$26.28
22232060130000	11400 BELL RD	1,475	1956	2	1	$39,001	$26.44
22241040170000	11410 DINEFF RD	1,436	1955	4	2	$38,000	$26.46
22294040050000	1034 CHEROKEE PL	1,388	1956	2	1	$37,000	$26.66
22282040080000	12055 HILLCREST DR	1,344	1975	3	1	$36,000	$26.79
22232060150000	11440 BELL RD	1,474	1971	3	1	$40,001	$27.14
22282050130000	12085 CENTER DR	1,408	1956	4	2	$39,000	$27.70
22282050110000	12035 CENTER DR	1,335	1967	3	1	$37,000	$27.72
22282040170000	12000 CENTER DR	1,438	1975	3	1	$40,000	$27.82
22282060030000	12135 HILLCREST DR	1,543	1977	3	1	$43,000	$27.87
22294090130000	329 ROSEHILL DR	1,434	1973	3	1	$40,000	$27.89
22282040180000	12020 CENTER DR	1,392	1960	3	1	$39,000	$28.02
22282060090000	1219 121ST ST	1,424	1955	4	2	$40,000	$28.09
22282040100000	12075 HILLCREST DR	1,565	1977	3	2	$44,000	$28.12
22282030120000	12100 HILLCREST DR	1,529	1977	3	1	$43,000	$28.12
22214070050000	11817 HILLCREST DR	1,587	1970	4	2	$45,000	$28.36
22214060120000	1260 118TH ST	1,540	1960	4	2	$44,000	$28.57
22271000440000	1335 OAK AVE	1,288	1961	3	1	$37,000	$28.73
22282060130000	12204 WALKER RD	1,356	1977	3	1	$39,000	$28.76
22232040050000	11231 ARCHER AVE	1,284	1958	3	1	$37,000	$28.82
22271000240000	1430 OAK AVE	1,350	1956	3	1	$39,001	$28.89
22282050080000	11995 CENTER DR	1,246	1954	3	1	$36,000	$28.89

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
22282030020000	11930 HILLCREST DR	1,313	1958	3	1	$38,000	$28.94
22282060070000	1145 121ST ST	1,373	1956	3	1	$40,000	$29.13
22282060110000	12150 WALKER RD	1,338	1956	3	1	$39,000	$29.15
22294090230000	309 ROSEHILL DR	1,303	1972	3	1	$38,000	$29.16
22282050030000	1293 119TH ST	1,260	1956	3	1	$37,000	$29.37
22282050050000	1297 119TH ST	1,390	1957	3	1	$41,000	$29.50
22282030040000	11950 HILLCREST DR	1,288	1963	3	1	$38,000	$29.50
22282030060000	11990 HILLCREST DR	1,245	1956	3	1	$37,000	$29.72
22282040140000	11950 CENTER DR	1,248	1959	3	1	$37,496	$30.04
22232070050000	12820 ARTESIAN ST	1,296	1966	4	1	$39,000	$30.09
22223000040000		1,296	1960	3	1	$39,001	$30.09
22214050050000		1,350	1977	3	1	$41,000	$30.37
22282060020000		1,343	1978	3	1	$41,000	$30.53
22241030050000		1,274	1954	3	1	$39,001	$30.61
22232060090000		1,302	1964	3	1	$40,000	$30.72
22271000540000		1,328	1960	4	1	$41,000	$30.87
22214040080000		1,318	1970	3	1	$41,000	$31.11
22232050050000		1,310	1955	3	1	$41,000	$31.30
22271000600000		1,305	1970	3	1	$41,000	$31.42
22214080090000		1,419	1961	3	2	$45,000	$31.71
22232050120000	**11500 WOODLAWN AVE**	**1,433**	**1969**	**3**	**1**	**$51,001**	**$35.59**

Median of all 70 comparables: $28.05 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 19032, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 70 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.

22293120070000	22294080020000	22232040160000	22294120100000	22282040090000
22294050080000	22294050060000	22294060120000	22282050220000	22232050070000
22294060140000	22293110080000	22294050090000	22282030050000	22282050140000
22282040050000	22293050240000	22232060100000	22232050060000	22223030040000
22223030030000	22282060140000	22232060130000	22241040170000	22294040050000
22282040080000	22232060150000	22241000040000	22223000120000	22282050130000
22282050110000	22282040170000	22282060030000	22294090130000	22282040180000
22282060090000	22282040100000	22282030120000	22214070050000	22271000270000
22282050060000	22214060120000	22271000440000	22282060130000	22232040050000
22271000240000	22282050080000	22282030020000	22293130100000	22282060070000
22282060110000	22294090230000	22271000320000	22282050030000	22282050050000
22282030040000	22294080010000	22282030060000	22282040140000	22232070050000
22223000040000	22214050050000	22282060020000	22241030050000	22232060090000
22271000540000	22214040080000	22232050050000	22271000600000	22214080090000

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.