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	12153260250000
Property address	4057 BOBBY LN
Township	Leyden (20)
Assessor neighborhood	20020
Property class	295 Townhome, individually owned
Assessment stage	Certified value for 2026

ASSESSED NOW

$31,000

16.7% of the current assessed value.

COMPARABLES IMPLY

$25,833

Estimated tax effect about $1,096 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,167

SECTION 1

The argument in one paragraph

The Assessor values 137 other properties in assessor neighborhood 20020 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 $18.52 per square foot. This home is assessed at $22.22 per square foot, which is 20% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,395 square feet gives $25,833. 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	1,395 square feet
Land area	3,886 square feet
Year built	1973
Building type	2 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	None recorded

Total assessed value	$31,000
Assessed value per square foot	$22.22

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	143
2	Building area within 15% of this home	140
3	Built within 15 years of this home	140
4	Same building type	137
5	Same construction quality grade	137

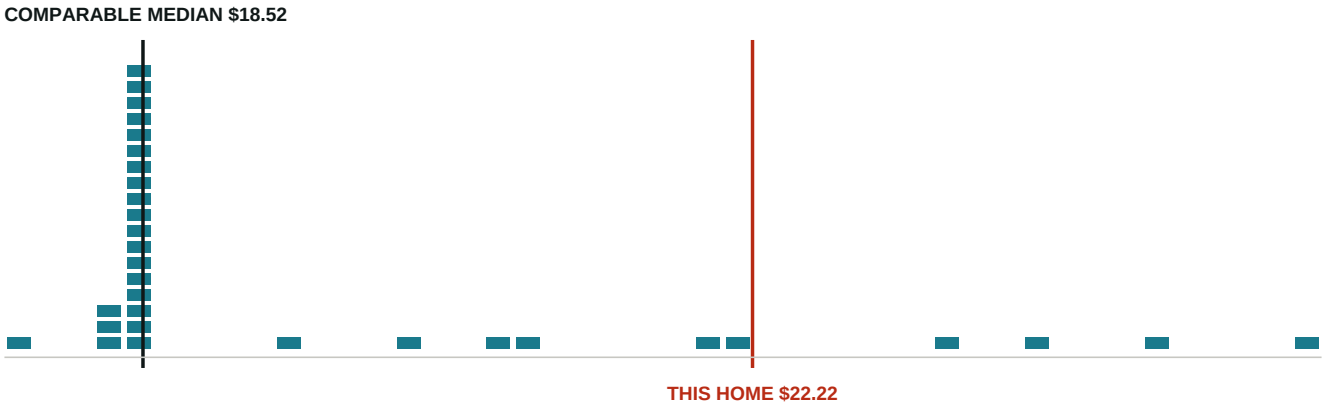
The comparable figure used is the median of all 137 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 137 properties 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	137
Lowest assessed	$17.68 per square foot
25th percentile	$18.52 per square foot
Median	$18.52 per square foot
75th percentile	$18.52 per square foot
Highest assessed	$25.68 per square foot
This home	$22.22 per square foot
Position	assessed above 130 of the 137 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 137 comparables	$18.52
Building area of this home	1,395 sq ft
Median multiplied by building area	**$25,833**
Current total assessed value	$31,000
Difference, the reduction requested	**$5,167**

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 $5,167 in assessed value is worth roughly $1,096 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

137 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 137 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
12212220230000	9801 SORENG AVE	1,188	1965	3	1	$21,000	$17.68
12212180710000	9861 GARDEN CT	1,188	1966	3	1	$21,164	$17.81
12212220760000	9868 GARDEN CT	1,200	1966	3	1	$22,000	$18.33
12212220810000	9858 GARDEN CT	1,200	1966	3	1	$22,000	$18.33
12212220290000	9813 SORENG AVE	1,200	1965	3	1	$22,000	$18.33
12212220770000	9866 GARDEN CT	1,200	1967	3	1	$22,000	$18.33
12212220840000	9852 GARDEN CT	1,200	1966	3	1	$22,000	$18.33
12212180760000	9871 GARDEN CT	1,200	1965	3	1	$22,000	$18.33
12212220800000	9860 GARDEN CT	1,200	1966	3	1	$22,000	$18.33
12212220790000	9862 GARDEN CT	1,200	1966	3	1	$22,001	$18.33
12212220750000	9870 GARDEN CT	1,200	1967	3	1	$22,001	$18.33
12212220820000	9856 GARDEN CT	1,200	1966	3	1	$22,001	$18.33
12212220860000	9848 GARDEN CT	1,200	1966	3	1	$22,001	$18.33
12212220830000	9854 GARDEN CT	1,200	1966	3	1	$22,001	$18.33
12212220780000	9864 GARDEN CT	1,200	1966	3	1	$22,001	$18.33
12212220730000	9874 GARDEN CT	1,188	1967	3	1	$22,000	$18.52
12212220930000	9834 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180540000	9827 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180550000	9829 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180600000	9839 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212220370000	9829 SORENG AVE	1,188	1964	3	1	$22,000	$18.52
12212220650000	9885 SORENG AVE	1,188	1967	3	1	$22,000	$18.52
12212221050000	9810 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212221130000	9835 SORENG AVE	1,188	1964	3	1	$22,000	$18.52
12212180490000	9817 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180630000	9845 GARDEN CT TWHSE	1,188	1965	3	1	$22,000	$18.52
12212180520000	9823 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212221090000	9802 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180580000	9835 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180820000	9883 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212220250000	9805 SORENG AVE	1,188	1965	3	1	$22,000	$18.52
12212180470000	9813 GARDEN CT	1,188	1966	3	1	$22,000	$18.52
12212180570000	9833 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180610000	9841 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212220240000	9803 SORENG AVE	1,188	1965	3	1	$22,000	$18.52
12212180590000	9837 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212220850000	9850 GARDEN CT	1,188	1966	3	1	$22,000	$18.52
12212221040000	9812 GARDEN CT 1	1,188	1965	3	1	$22,000	$18.52
12212180560000	9831 GARDEN CT UNITD	1,188	1965	3	1	$22,000	$18.52
12212180510000	9821 GARDEN CT	1,188	1965	3	1	$22,000	$18.52

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
12212220970000	9826 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180640000	9847 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180450000	9809 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212180750000	9869 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212220560000	9867 SORENG AVE	1,188	1964	3	1	$22,000	$18.52
12212220680000	9884 GARDEN CT	1,188	1966	3	1	$22,000	$18.52
12212220880000	9844 GARDEN CT	1,188	1966	3	1	$22,000	$18.52
12212180790000	9877 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212220490000	9853 SORENG AVE	1,188	1964	3	1	$22,000	$18.52
12212221080000	9804 GARDEN CT	1,188	1965	3	1	$22,000	$18.52
12212220450000	9845 SORENG AVE	1,188	1965	3	1	$22,000	$18.52
12153230280000		1,354	1973	3	1	$28,000	$20.68
12153250230000		1,390	1973	2	1	$29,000	$20.86
12153250240000		1,440	1977	2	1	$32,000	$22.22
12153260250000	**4057 BOBBY LN**	**1,395**	**1973**	**3**	**2**	**$31,000**	**$22.22**
12153260240000		1,395	1973	3	2	$31,001	$22.22
12153240270000		1,324	1970	3	1	$31,000	$23.41
12153240300000		1,280	1969	2	2	$30,000	$23.44
12153230260000		1,376	1973	3	1	$33,000	$23.98
12153240260000		1,324	1969	3	1	$32,694	$24.69
12153240250000		1,324	1976	3	1	$34,000	$25.68

Median of all 137 comparables: $18.52 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 20020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 137 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.

12212220230000	12212180710000	12212220760000	12212220810000	12212220290000
12212220770000	12212220840000	12212180760000	12212220800000	12212220790000
12212220750000	12212220820000	12212220860000	12212220830000	12212220780000
12212220730000	12212220930000	12212180540000	12212180550000	12212180600000
12212220370000	12212220650000	12212221050000	12212221130000	12212180490000
12212180630000	12212180520000	12212221090000	12212180580000	12212180820000
12212220250000	12212180470000	12212180570000	12212180610000	12212220240000
12212180590000	12212220850000	12212221040000	12212180560000	12212180510000
12212220970000	12212180640000	12212180450000	12212180750000	12212220560000
12212220680000	12212220880000	12212180790000	12212220490000	12212221080000
12212220450000	12212180780000	12212220600000	12212221000000	12212220960000
12212180620000	12212220440000	12212220720000	12212180500000	12212220610000
12212221010000	12212180420000	12212180730000	12212220280000	12212221120000
12212220360000	12212220920000	12212180650000	12212180720000	12212180830000
12212220330000	12212180530000	12212180700000	12212180740000	12212220480000
12212220530000	12212180480000	12212220640000	12212220890000	12212180660000
12212180680000	12212220520000	12212220570000	12212220690000	12212180460000
12212180440000	12212180690000	12212180810000	12212180800000	12212220340000
12212221060000	12212220310000	12212220540000	12212220870000	12212221070000
12212180840000	12212220460000	12212220590000	12212220580000	12212220700000
12212220940000	12212220740000	12212221020000	12212220510000	12212220300000
12212220550000	12212220630000	12212220470000	12212220710000	12212221110000
12212220670000	12212220980000	12212220990000	12212221140000	12212220380000
12212220500000	12212220950000	12212180410000	12212220350000	12212220660000
12212220900000	12212220910000	12212221030000	12212221100000	12212180670000
12212220620000	12212220430000	12153230280000	12153250230000	12212220320000
12153250240000	12153260240000	12153240270000	12153240300000	12153230260000
12153240260000	12153240250000			

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.