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	12162140070000
Property address	4429 SCOTT ST
Township	Leyden (20)
Assessor neighborhood	20020
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$35,000

17.2% of the current assessed value.

COMPARABLES IMPLY

$28,966

REDUCTION REQUESTED

$6,034

Estimated tax effect about $1,280 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 599 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 $27.96 per square foot. This home is assessed at $33.78 per square foot, which is 21% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,036 square feet gives $28,966. 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	1,036 square feet
Land area	5,940 square feet
Year built	1958
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	4
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$35,000
Assessed value per square foot	$33.78

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	1,099
2	Building area within 15% of this home	668
3	Built within 15 years of this home	636
4	Same building type	599
5	Same construction quality grade	599

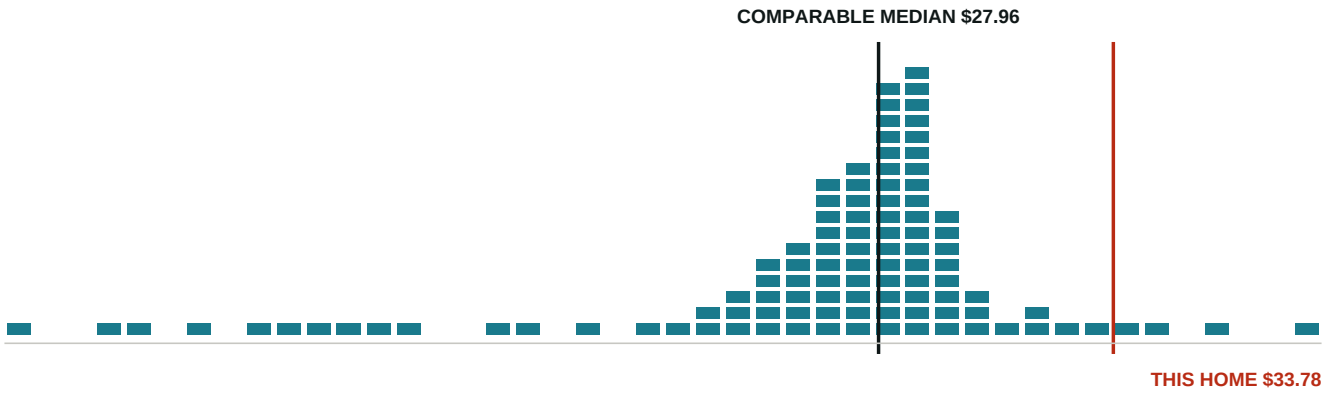
The comparable figure used is the median of all 599 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 599 properties 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	599
Lowest assessed	$6.27 per square foot
25th percentile	$26.71 per square foot
Median	$27.96 per square foot
75th percentile	$28.99 per square foot
Highest assessed	$38.95 per square foot
This home	$33.78 per square foot
Position	assessed above 594 of the 599 comparable properties, the 99th percentile



$6.27 per sq ft — 599 comparable properties by assessed value per square foot, one mark is 7 properties — $38.95 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 599 comparables	$27.96
Building area of this home	1,036 sq ft
Median multiplied by building area	**$28,966**
Current total assessed value	$35,000
Difference, the reduction requested	**$6,034**

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 $6,034 in assessed value is worth roughly $1,280 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

599 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 599 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
12151040140000	4422 GRACE ST	1,047	1947	2	1	$24,000	$22.92
12162070480000	9922 AGATITE AVE	1,051	1956	3	1	$25,337	$24.11
12162070190000	9930 MONTROSE AVE	1,050	1957	3	1	$26,000	$24.76
12162050090000	4626 SCOTT ST HSE	1,044	1959	3	1	$26,000	$24.90
12151050060000		1,040	1946	3	1	$26,000	$25.00
12151050050000		1,040	1946	3	1	$26,000	$25.00
12151050170000		1,040	1946	2	1	$26,000	$25.00
12151050180000		1,040	1948	3	1	$26,099	$25.10
12162100110000		1,036	1959	3	1	$26,000	$25.10
12164100090000		1,033	1956	2	1	$25,948	$25.12
12163070290000		1,034	1963	2	1	$26,000	$25.15
12153010240000		1,027	1949	2	1	$26,000	$25.32
12162070060000		1,025	1961	3	1	$26,360	$25.72
12162140090000		1,036	1957	3	1	$26,727	$25.80
12162070370000		1,036	1958	3	1	$26,740	$25.81
12094230360000		1,040	1966	2	1	$27,035	$26.00
12094230320000		1,040	1967	3	1	$27,492	$26.43
12164030160000		1,044	1951	2	1	$28,000	$26.82
12094230580000		1,044	1968	3	1	$28,000	$26.82
12094230550000		1,044	1968	3	1	$28,023	$26.84
12162030220000		1,040	1952	3	1	$28,000	$26.92
12094230310000		1,040	1968	3	1	$28,000	$26.92
12094160520000		1,044	1967	3	1	$28,176	$26.99
12151130120000		1,036	1957	2	1	$28,145	$27.17
12162070410000		1,036	1957	3	1	$28,345	$27.36
12151030570000		1,025	1958	4	2	$28,299	$27.61
12162090150000		1,029	1959	3	1	$28,440	$27.64
12151060140000		1,049	1950	3	1	$29,000	$27.65
12094230540000		1,044	1968	2	1	$29,000	$27.78
12094230560000		1,044	1970	3	1	$29,000	$27.78
12094230570000		1,044	1970	3	1	$29,000	$27.78
12094230370000		1,040	1965	3	1	$29,000	$27.88
12162070280000		1,036	1957	3	1	$29,000	$27.99
12162070250000		1,036	1957	3	1	$29,000	$27.99
12162050210000		1,036	1959	2	1	$29,000	$27.99
12094180590000		1,032	1968	3	1	$29,000	$28.10
12162070050000		1,025	1957	3	1	$29,000	$28.29
12162070070000		1,025	1957	3	1	$29,000	$28.29
12151100040000		1,024	1951	3	1	$29,000	$28.32
12094180600000		1,032	1966	4	1	$29,353	$28.44

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
12163140150000		1,042	1964	3	1	$29,785	$28.58
12163140140000		1,042	1964	3	1	$29,847	$28.64
12151090240000		1,030	1952	2	2	$29,663	$28.80
12162140220000		1,036	1957	3	1	$30,000	$28.96
12163160250000		1,037	1966	2	1	$30,047	$28.97
12211040880000		1,034	1961	3	1	$30,005	$29.02
12094180610000		1,032	1966	3	1	$30,000	$29.07
12094220360000		1,032	1970	3	1	$30,000	$29.07
12163140160000		1,042	1966	2	1	$30,514	$29.28
12162140210000		1,036	1957	3	1	$31,000	$29.92
12212050630000		1,031	1951	2	1	$31,000	$30.07
12162080010000		1,025	1959	3	2	$31,000	$30.24
12163140200000		1,050	1970	2	1	$32,000	$30.48
12163140130000		1,042	1964	2	1	$32,000	$30.71
12163160240000		1,042	1967	3	1	$32,000	$30.71
12163140260000		1,042	1967	3	1	$33,000	$31.67
12162070390000		1,036	1957	3	1	$33,000	$31.85
12163180170000		1,050	1968	3	1	$34,000	$32.38
12162090160000		1,029	1959	3	1	$34,000	$33.04
12163170280000		1,040	1957	3	1	$34,680	$33.35
12162140070000	**4429 SCOTT ST**	**1,036**	**1958**	**4**	**2**	**$35,000**	**$33.78**

Median of all 599 comparables: $27.96 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 599 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.

12212040540000	12094180090000	12153070120000	12094280350000	12163100050000
12164140480000	12164140280000	12094310220000	12094310210000	12212030490000
12212030590000	12164100460000	12164100470000	12212030250000	12212030010000
12163100060000	12153000070000	12153000080000	12094280340000	12212180110000
12153070110000	12164040290000	12094180080000	12212180220000	12151040140000
12212040250000	12153010010000	12162070090000	12164120410000	12151030190000
12164030350000	12153090130000	12164030330000	12153020210000	12153200110000
12094230300000	12151090030000	12094310080000	12162090140000	12162070480000
12151030170000	12162070310000	12094170510000	12151050030000	12212180160000
12151110130000	12163070300000	12164040190000	12164040050000	12151030230000
12151050020000	12164030610000	12162070120000	12212200110000	12151030150000
12153010250000	12164040240000	12162070190000	12162070380000	12162050090000
12164080180000	12164080170000	12162080110000	12151050060000	12151050050000
12151050170000	12151090120000	12151050180000	12162100110000	12164100090000
12162140100000	12163070290000	12164120110000	12094080490000	12164120380000
12164120120000	12164120400000	12162140230000	12153170590000	12153010240000
12212190270000	12163120290000	12094310070000	12212110420000	12094170570000
12164030310000	12212030640000	12094180010000	12212210140000	12162110160000
12151140050000	12094070690000	12164040030000	12151150120000	12162070060000
12162140090000	12162080050000	12162070370000	12164080110000	12164080470000
12094160570000	12094080620000	12153200050000	12151050010000	12094170030000
12094230400000	12162140040000	12094230360000	12094310500000	12153170700000
12094230600000	12162090020000	12164120340000	12164120390000	12164120150000
12094170520000	12151100070000	12153170510000	12094170040000	12094160590000
12162110070000	12212050660000	12094230330000	12153070200000	12162100140000
12211010810000	12162100050000	12162080170000	12212210050000	12212200320000
12094180560000	12151100100000	12153170500000	12153200140000	12094070530000
12094230320000	12151170060000	12211020440000	12153220040000	12162120070000
12162140240000	12151190010000	12162080070000	12094170630000	12153010260000
12212020510000	12162020510000	12094160510000	12162100030000	12153090070000
12094070510000	12212030500000	12211030860000	12212200610000	12151140030000
12151070060000	12094170020000	12094160600000	12094160560000	12212020700000
12164030160000	12094230580000	12094180730000	12094230550000	12094180060000
12094240290000	12094230210000	12094180020000	12094180070000	12094180750000
12094230290000	12162090010000	12162100180000	12162050230000	12094080730000
12094230590000	12094080640000	12162030220000	12094230310000	12164120360000
12094170720000	12164040170000	12151150070000	12094080630000	12094160520000
12163130150000	12094220400000	12094170580000	12162050140000	12094070630000
12094170600000	12094170810000	12162050110000	12094070500000	12094170800000
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12164090190000	12151160070000	12212190070000	12163110500000	12164080250000
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12212210490000	12211030880000	12164030430000	12164030420000	12164030320000

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12162070030000	12162120050000	12094240550000	12162110180000	12212200310000
12212030690000	12212030730000	12162080030000	12163180280000	12164040040000
12162100080000	12212050590000	12212210210000	12151030570000	12164030260000
12163160160000	12163160150000	12162090150000	12163170260000	12151060140000
12162100220000	12162100230000	12151140210000	12162140080000	12151160230000
12162120220000	12094160530000	12094160610000	12094160550000	12094160620000
12094160540000	12212020710000	12094180670000	12094180680000	12094230540000
12094230560000	12094230570000	12094180760000	12094240300000	12162100170000
12162100060000	12162120150000	12212210550000	12163100140000	12094070670000
12094070680000	12094230370000	12094170010000	12162080040000	12163160170000
12162110030000	12164030270000	12162110080000	12212110570000	12163170320000
12162080200000	12163160350000	12094070580000	12094220380000	12094170620000
12094070610000	12094170550000	12094170560000	12094170540000	12094070600000
12094070590000	12094160580000	12094070620000	12094170610000	12162140160000
12162070360000	12212050670000	12162070280000	12162070250000	12162050210000
12162070040000	12211040660000	12211010680000	12212190020000	12212020490000
12212210100000	12212200450000	12212210150000	12211010690000	12212190310000
12212190250000	12212190300000	12094180590000	12094080590000	12094310490000
12094220390000	12094170780000	12094080540000	12094070540000	12094080530000
12094170750000	12094080570000	12094080560000	12094070560000	12094080660000
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12212020580000	12212020550000	12163110540000	12163160210000	12212030620000
12212020620000	12212030750000	12212030770000	12163140160000	12163180240000
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12163180170000	12212200330000	12162090160000	12163170280000	12212110480000
12162120090000	12164030140000	12151160090000	12212190010000	

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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