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	12214310010000
Property address	9719 LONNQUIST DR
Township	Leyden (20)
Assessor neighborhood	20030
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$29,000	**$25,025**	**$3,975**

13.7% of the current assessed value.
Estimated tax effect about $843 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 233 other properties in assessor neighborhood 20030 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 $21.44 per square foot. This home is assessed at $24.85 per square foot, which is 16% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,167 square feet gives $25,025. 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	1,167 square feet
Land area	4,479 square feet
Year built	1946
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$29,000
Assessed value per square foot	$24.85

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	2,072
2	Building area within 15% of this home	1,507
3	Built within 15 years of this home	1,286
4	Same building type	235
5	Same construction quality grade	233

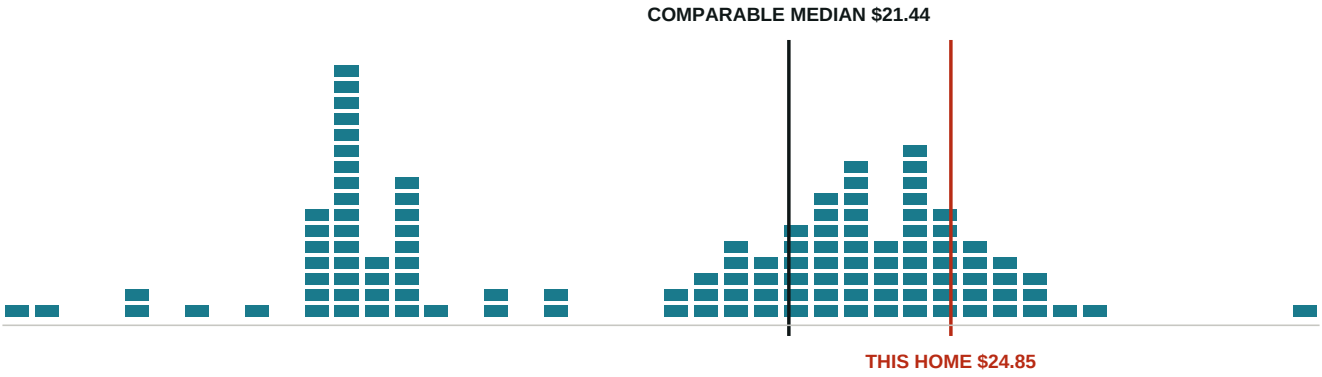
The comparable figure used is the median of all 233 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 233 properties 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	233
Lowest assessed	$4.91 per square foot
25th percentile	$12.83 per square foot
Median	$21.44 per square foot
75th percentile	$23.85 per square foot
Highest assessed	$32.60 per square foot
This home	$24.85 per square foot
Position	assessed above 203 of the 233 comparable properties, the 87th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 233 comparables	$21.44
Building area of this home	1,167 sq ft
Median multiplied by building area	**$25,025**
Current total assessed value	$29,000
Difference, the reduction requested	**$3,975**

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 $3,975 in assessed value is worth roughly $843 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

233 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 233 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
12213160240000	3311 ERNST ST	1,152	1955	3	1	$10,187	$8.84
12214050250000	3446 ELDER LN	1,146	1949	3	2	$13,277	$11.59
12214120330000	9822 PACIFIC AVE	1,146	1949	3	2	$13,296	$11.60
12214040200000	3409 SCOTT ST	1,148	1951	2	1	$13,705	$11.94
12214040190000	3409 SCOTT ST	1,148	1951	2	1	$13,705	$11.94
12214050260000	3446 ELDER LN	1,146	1949	3	2	$13,687	$11.94
12214120340000	9822 PACIFIC AVE	1,146	1949	3	2	$13,894	$12.12
12214070080000	3433 EMERSON DR	1,146	1949	4	1	$14,205	$12.40
12214050090000	3429 HAWTHORNE ST	1,146	1949	3	1	$14,205	$12.40
12214070140000	3421 EMERSON DR	1,146	1949	3	1	$14,205	$12.40
12214070130000	3421 EMERSON DR	1,146	1949	3	1	$14,205	$12.40
12214050270000	3442 ELDER LN	1,146	1949	3	1	$14,205	$12.40
12214070090000	3429 EMERSON DR	1,146	1949	3	1	$14,205	$12.40
12214070070000	3433 EMERSON DR	1,146	1949	4	1	$14,205	$12.40
12214050100000	3429 HAWTHORNE ST	1,146	1949	3	1	$14,205	$12.40
12214070100000	3429 EMERSON DR	1,146	1949	3	1	$14,205	$12.40
12214050280000	3442 ELDER LN	1,146	1949	3	1	$14,205	$12.40
12214120360000	9818 PACIFIC AVE	1,146	1949	3	1	$14,370	$12.54
12214120350000	9818 PACIFIC AVE	1,146	1949	3	1	$14,370	$12.54
12271210170000	2840 EDGINGTON ST	1,190	1947	2	1	$15,219	$12.79
12271210180000	2840 EDGINGTON ST	1,190	1947	2	1	$15,219	$12.79
12214040430000	3410 HAWTHORNE ST	1,146	1950	3	1	$14,705	$12.83
12214040440000	3410 HAWTHORNE ST	1,146	1950	3	1	$14,705	$12.83
12214050300000		1,146	1950	3	1	$15,205	$13.27
12214060120000		1,146	1949	3	2	$15,205	$13.27
12214060110000		1,146	1949	3	2	$15,205	$13.27
12214050290000		1,146	1950	3	1	$15,205	$13.27
12223090070000		1,169	1940	3	2	$15,705	$13.43
12223090080000		1,169	1940	3	2	$15,705	$13.43
12214070030000		1,146	1949	3	1	$15,705	$13.70
12214070040000		1,146	1949	3	1	$15,705	$13.70
12213160250000		1,152	1955	3	1	$19,223	$16.69
12214310210000		1,209	1947	3	1	$23,133	$19.13
12273040340000		1,152	1947	3	1	$25,774	$22.37
12281220570000		1,138	1955	3	1	$25,757	$22.63
12214290210000		1,181	1947	3	1	$27,336	$23.15
12214310440000		1,209	1946	3	1	$28,000	$23.16
12214310200000		1,207	1946	3	1	$28,001	$23.20
12274000490000		1,182	1942	3	1	$28,000	$23.69
12214310530000		1,188	1947	2	2	$28,309	$23.83

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
12274080470000		1,173	1942	3	1	$28,001	$23.87
12214110430000		1,210	1958	3	1	$29,001	$23.97
12214110330000		1,209	1954	3	1	$29,001	$23.99
12273040480000		1,200	1946	3	1	$29,000	$24.17
12281120470000		1,177	1949	3	2	$29,000	$24.64
12274200300000		1,176	1945	3	1	$29,000	$24.66
12282030530000		1,209	1943	3	1	$30,000	$24.81
12214310010000	**9719 LONNQUIST DR**	**1,167**	**1946**	**3**	**1**	**$29,000**	**$24.85**
12214130260000		1,155	1947	3	1	$29,000	$25.11
12274080540000		1,155	1943	3	1	$29,000	$25.11
12274200240000		1,191	1946	3	2	$30,000	$25.19
12282000630000		1,185	1942	3	1	$30,000	$25.32
12282030540000		1,209	1943	3	1	$31,000	$25.64
12214310230000		1,165	1946	2	3	$30,000	$25.75
12213220180000		1,202	1953	4	3	$31,000	$25.79
12214310030000		1,146	1946	3	1	$30,000	$26.18
12282190610000		1,172	1950	3	1	$31,000	$26.45
12282280330000		1,126	1951	3	2	$30,001	$26.64
12282110500000		1,158	1943	3	1	$31,000	$26.77
12214290180000		1,149	1946	2	2	$31,000	$26.98
12281150560000		1,143	1955	3	1	$31,000	$27.12

Median of all 233 comparables: $21.44 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 20030, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 233 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.

12212090040000	12214060400000	12272100080000	12272100090000	12272100070000
12213160240000	12282120310000	12213150270000	12214050350000	12214050360000
12213220370000	12213220360000	12214040300000	12214040290000	12214050250000
12213220410000	12213220400000	12214120330000	12214040450000	12214040460000
12213080110000	12213080120000	12214120410000	12214120420000	12214120390000
12214120400000	12214040200000	12214040190000	12214050260000	12214000270000
12214000280000	12213220390000	12213220380000	12214040330000	12214040340000
12214120340000	12214070200000	12214070190000	12212080210000	12281230400000
12281230390000	12281230160000	12281230170000	12214070080000	12214050090000
12214070140000	12214070130000	12214050270000	12214070090000	12214070070000
12214050100000	12214070100000	12214050280000	12214120360000	12214120350000
12271210170000	12271210180000	12214040430000	12214040440000	12282260110000
12282260100000	12212080440000	12212080430000	12282260050000	12282260060000
12214050340000	12214050330000	12214050300000	12214060120000	12214060110000
12214050290000	12281140420000	12281140430000	12223090070000	12223090080000
12213170190000	12213170200000	12214070030000	12214070040000	12213150260000
12214060390000	12282190240000	12282190250000	12282120320000	12212080220000
12213160250000	12214310210000	12213190480000	12213190440000	12213190430000
12214020520000	12213160560000	12214300020000	12214030650000	12213150590000
12214030580000	12281060510000	12214030520000	12214030610000	12214130220000
12214020530000	12214030510000	12214030660000	12214130100000	12272060370000
12214070520000	12281310280000	12214320070000	12281220440000	12213150600000
12281310300000	12281310310000	12281090350000	12281220650000	12214130110000
12214130200000	12281030180000	12281050670000	12281220610000	12214290170000
12282010470000	12281060530000	12212090030000	12223160020000	12213190420000
12281310160000	12272060330000	12281020310000	12213160550000	12223090430000
12281050590000	12213250510000	12281050530000	12281040560000	12281050520000
12273040350000	12281130560000	12214310300000	12273040340000	12274000660000
12214300030000	12281220570000	12214290320000	12214310320000	12214310420000
12223160210000	12214160100000	12281230480000	12281220600000	12281230470000
12214050510000	12281140470000	12281310290000	12214130040000	12214310190000
12214320060000	12214300070000	12281020350000	12214310430000	12214290210000
12214310440000	12223170050000	12214310200000	12281040550000	12223180010000
12223160140000	12223110500000	12214310180000	12214310520000	12274000750000
12274000490000	12281130680000	12281130490000	12214310530000	12223090410000
12274080470000	12213020630000	12282020650000	12214310280000	12214110430000
12214110330000	12282020590000	12214310400000	12214320090000	12223140470000
12273040480000	12214130240000	12282300330000	12214310540000	12274080530000
12281100260000	12214110350000	12282030470000	12281220450000	12281220540000
12281130550000	12213160460000	12281120470000	12274200300000	12213020660000
12214310290000	12213220490000	12282030530000	12282030560000	12281140510000
12271150480000	12214130260000	12274080540000	12282030500000	12274200240000
12281040540000	12282000630000	12223090420000	12221010190000	12282030540000
12214110410000	12214310230000	12213220180000	12214320080000	12282030620000
12271150510000	12214310030000	12282190610000	12282280330000	12281120570000

12281150590000 12282110500000 12223110480000 12214290180000 12281150560000
12281150480000 12214000540000 12282180370000

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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