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	14331290590000
Property address	2029 N LARRABEE ST
Township	North Chicago (74)
Assessor neighborhood	74012
Property class	295 Townhome, individually owned
Assessment stage	Mailed value for 2026

ASSESSED NOW

$72,000

11.2% of the current assessed value.

COMPARABLES IMPLY

$63,939

Estimated tax effect about $1,710 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,061

SECTION 1

The argument in one paragraph

The Assessor values 149 other properties in assessor neighborhood 74012 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 $50.99 per square foot. This home is assessed at $57.42 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,254 square feet gives $63,939. 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	1,254 square feet
Land area	1,202 square feet
Year built	1972
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$72,000
Assessed value per square foot	$57.42

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	660
2	Building area within 15% of this home	210
3	Built within 15 years of this home	194
4	Same building type	152
5	Same construction quality grade	149

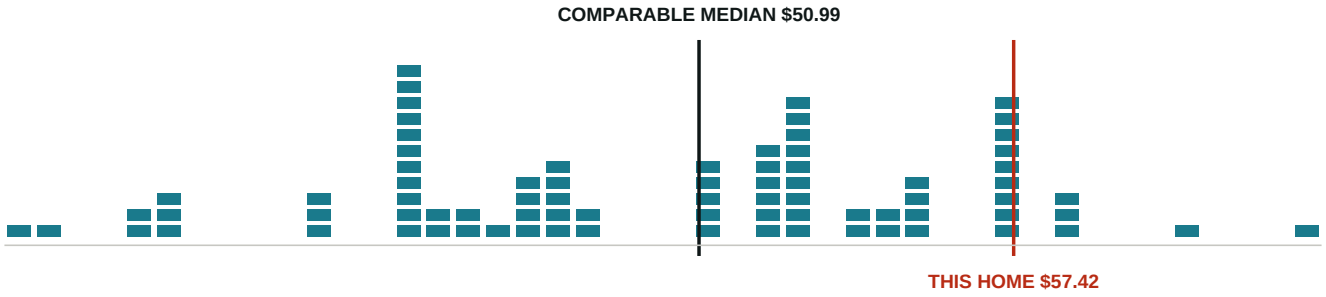
The comparable figure used is the median of all 149 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 149 properties 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	149
Lowest assessed	$36.80 per square foot
25th percentile	$45.01 per square foot
Median	$50.99 per square foot
75th percentile	$53.99 per square foot
Highest assessed	$63.71 per square foot
This home	$57.42 per square foot
Position	assessed above 125 of the 149 comparable properties, the 84th percentile



$36.80 per sq ft — 149 comparable properties by assessed value per square foot, one mark is 2 properties — $63.71 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 149 comparables	$50.99
Building area of this home	1,254 sq ft
Median multiplied by building area	**$63,939**
Current total assessed value	$72,000
Difference, the reduction requested	**$8,061**

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 $8,061 in assessed value is worth roughly $1,710 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

149 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 149 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
14333170510000	542 W EUGENIE ST	1,161	1974	3	1	$50,001	$43.07
14333170460000	532 W EUGENIE ST	1,161	1975	2	1	$52,770	$45.45
14331070370000	2202 N BURLING ST	1,346	1975	3	2	$62,000	$46.06
14331070360000	2204 N BURLING ST	1,346	1975	3	2	$62,000	$46.06
14331300480000	2028 N CLEVELAND AVE B	1,343	1971	2	2	$62,000	$46.17
14331110550000	515 W BELDEN AVE 14	1,323	1968	3	1	$62,000	$46.86
14331110460000	515 W BELDEN AVE 5	1,323	1968	3	1	$62,000	$46.86
14331110390000	515 W BELDEN AVE 4	1,292	1968	3	1	$61,001	$47.21
14332050440000	344 W DICKENS AVE	1,248	1966	3	1	$59,000	$47.28
14321120430000	2218 N MAGNOLIA AVE	1,296	1971	3	3	$62,000	$47.84
14334060360000	1811 N SEDGWICK ST B	1,296	1974	2	1	$62,001	$47.84
14331300350000		1,337	1965	3	2	$65,001	$48.62
14331300420000		1,337	1965	3	2	$65,001	$48.62
14331280390000		1,254	1972	3	1	$61,000	$48.64
14332050470000		1,190	1964	3	1	$58,000	$48.74
14322090510000		1,216	1975	3	2	$62,000	$50.99
14322090500000		1,216	1976	3	2	$62,000	$50.99
14322090550000		1,216	1975	3	2	$62,001	$50.99
14322090540000		1,216	1975	3	2	$62,001	$50.99
14333161160000		1,166	1979	2	1	$60,000	$51.46
14333161460000		1,166	1979	2	1	$60,000	$51.46
14333161340000		1,166	1979	2	1	$60,000	$51.46
14333161290000		1,166	1979	2	1	$60,001	$51.46
14333161420000		1,166	1979	2	1	$60,001	$51.46
14333021490000		1,240	1979	3	2	$64,763	$52.23
14321250360000		1,300	1987	3	3	$68,000	$52.31
14321250370000		1,300	1987	3	3	$68,000	$52.31
14321250350000		1,300	1987	3	2	$68,000	$52.31
14321250340000		1,300	1987	3	3	$68,001	$52.31
14321250390000		1,300	1987	3	3	$68,001	$52.31
14322240540000		1,222	1983	3	1	$65,000	$53.19
14322240520000		1,222	1983	3	1	$65,000	$53.19
14322240560000		1,222	1983	3	1	$65,000	$53.19
14322240500000		1,222	1983	3	1	$65,001	$53.19
14322240600000		1,222	1983	3	1	$65,001	$53.19
14322240580000		1,222	1983	3	1	$65,001	$53.19
14331300390000		1,165	1966	3	2	$62,000	$53.22
14331300380000		1,165	1965	3	2	$62,001	$53.22
14334200420000		1,278	1971	3	2	$69,000	$53.99
14334200410000		1,278	1971	3	2	$69,000	$53.99

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
14331240460000		1,238	1968	3	2	$68,000	$54.93
14331240470000		1,238	1968	3	2	$68,000	$54.93
14331290410000		1,254	1972	3	2	$72,000	$57.42
14331220390000		1,254	1974	3	2	$72,000	$57.42
14331280640000		1,254	1972	3	2	$72,000	$57.42
14331220500000		1,254	1972	3	2	$72,000	$57.42
14331290680000		1,254	1972	3	2	$72,000	$57.42
14331210460000		1,254	1972	3	2	$72,000	$57.42
14331210360000		1,254	1972	3	2	$72,000	$57.42
14331290370000		1,254	1972	3	2	$72,000	$57.42
14331220400000		1,254	1972	3	2	$72,000	$57.42
14331280530000		1,254	1972	3	2	$72,000	$57.42
14331210470000		1,254	1972	3	2	$72,000	$57.42
14331290590000	**2029 N LARRABEE ST**	**1,254**	**1972**	**3**	**2**	**$72,000**	**$57.42**
14331290560000		1,254	1972	3	2	$72,001	$57.42
14331290500000		1,254	1972	3	2	$72,001	$57.42
14331290570000		1,254	1972	3	2	$72,001	$57.42
14331280550000		1,254	1972	3	2	$72,001	$57.42
14331220530000		1,254	1973	3	2	$72,001	$57.42
14331110700000		1,188	1975	2	2	$72,770	$61.25
14333021480000		1,248	1980	3	2	$79,506	$63.71

Median of all 149 comparables: $50.99 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 74012, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 149 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.

14333100600000	14333170480000	14333100560000	14333100640000	14333170470000
14333170500000	14333170490000	14331220430000	14333100630000	14333100590000
14333100550000	14333100510000	14331220460000	14331220440000	14333170510000
14331210380000	14333161410000	14331290510000	14331280360000	14331280520000
14331290550000	14331220520000	14331290520000	14331210640000	14331220540000
14331210370000	14331210480000	14331210600000	14331280670000	14331290710000
14331280490000	14331280600000	14331290580000	14331210590000	14331290390000
14331280400000	14332050420000	14332050400000	14332050410000	14333170460000
14332050450000	14332050460000	14331300510000	14331070370000	14331070360000
14331300480000	14333161280000	14331110550000	14331110460000	14331110390000
14332050440000	14332050480000	14333161440000	14333161300000	14333161390000
14333161150000	14333161330000	14321120430000	14334060360000	14333161250000
14333161360000	14333161490000	14333161180000	14333161430000	14333161470000
14333161170000	14333161350000	14331300350000	14331300420000	14331280390000
14332050470000	14322090510000	14322090500000	14322090550000	14322090540000
14321250330000	14333161160000	14333161460000	14333161340000	14333161290000
14333161420000	14333021490000	14321250360000	14321250370000	14321250350000
14321250340000	14321250390000	14331110590000	14331110560000	14331110610000
14331110570000	14331110580000	14331110620000	14331300410000	14331300360000
14331300370000	14331300400000	14331110370000	14331110380000	14331110430000
14331110420000	14331110410000	14331110450000	14322240540000	14322240520000
14322240560000	14322240500000	14322240600000	14322240580000	14331300390000
14331300380000	14334200420000	14334200410000	14331240450000	14331240460000
14331240470000	14331240480000	14334060350000	14324150130000	14324150140000
14324150160000	14324150180000	14324150170000	14324150150000	14331110600000
14331290410000	14331220390000	14331280640000	14331220500000	14331290680000
14331210460000	14331210360000	14331290370000	14331220400000	14331280530000
14331210470000	14331290560000	14331290500000	14331290570000	14331280550000
14331220530000	14331240430000	14331240380000	14331240440000	14331240390000
14331240490000	14331110700000	14333050650000	14333021480000	

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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