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	14333180050000
Property address	1749 N MOHAWK ST
Township	North Chicago (74)
Assessor neighborhood	74012
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$111,000

10.2% of the current assessed value.

COMPARABLES IMPLY

$99,729

Estimated tax effect about $2,391 a year at a 7% composite rate.

REDUCTION REQUESTED

$11,271

SECTION 1

The argument in one paragraph

The Assessor values 31 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 $67.75 per square foot. This home is assessed at $75.41 per square foot, which is 11% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,472 square feet gives $99,729. 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	1,472 square feet
Land area	2,760 square feet
Year built	1888
Building type	2 Story
Construction quality	Average
Repair condition	Above Average
Exterior wall	Frame + Masonry
Basement	Crawl
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$111,000
Assessed value per square foot	$75.41

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	184
2	Building area within 15% of this home	40
3	Built within 15 years of this home	34
4	Same building type	32
5	Same construction quality grade	31

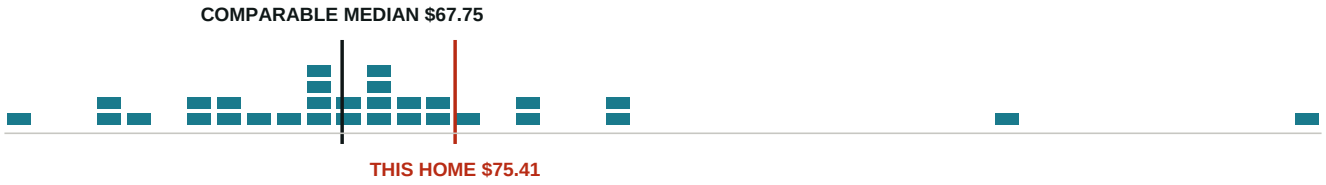
The comparable figure used is the median of all 31 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 31 properties 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	31
Lowest assessed	$44.86 per square foot
25th percentile	$61.17 per square foot
Median	$67.75 per square foot
75th percentile	$75.21 per square foot
Highest assessed	$134.13 per square foot
This home	$75.41 per square foot
Position	assessed above 24 of the 31 comparable properties, the 77th percentile



$44.86 per sq ft — 31 comparable properties by assessed value per square foot, one mark is one property — $134.13 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 31 comparables	$67.75
Building area of this home	1,472 sq ft
Median multiplied by building area	**$99,729**
Current total assessed value	$111,000
Difference, the reduction requested	**$11,271**

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 $11,271 in assessed value is worth roughly $2,391 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

All 31 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
14334200120000	319 W EUGENIE ST	1,656	1888	2	1	$74,295	$44.86
14321010400000	2264 N GREENVIEW AVE HSE	1,520	1883	3	2	$80,000	$52.63
14324110440000	1822 N BISSELL ST	1,526	1892	3	2	$80,640	$52.84
14334080380000	1816 N LINCOLN AVE	1,400	1889	2	1	$77,000	$55.00
14324030720000	1852 N SHEFFIELD AVE	1,480	1885	3	3	$86,000	$58.11
14322130230000	2113 N RACINE AVE	1,502	1883	3	1	$88,000	$58.59
14322170420000	2102 N BISSELL ST	1,652	1891	3	3	$100,001	$60.53
14331280040000	617 W DICKENS AVE	1,626	1892	3	2	$98,940	$60.85
14331100390000	631 W BELDEN AVE	1,350	1888	3	1	$83,000	$61.48
14324260020000	1727 N DAYTON ST	1,636	1890	3	2	$106,388	$65.03
14321040250000	2332 N WAYNE AVE	1,440	1888	4	2	$94,000	$65.28
14334210470000	331 W CONCORD PL	1,344	1889	2	1	$88,000	$65.48
14333070030000	419 W ARMITAGE AVE	1,360	1889	3	1	$90,000	$66.18
14333240370000	1731 N FERN CT	1,319	1878	3	2	$87,854	$66.61
14334120180000	332 W WILLOW ST	1,537	1892	3	2	$103,980	$67.65
14324080170000	1929 N BISSELL ST	1,476	1883	4	2	$100,000	$67.75
14324120570000	1814 N FREMONT ST	1,312	1889	3	1	$92,053	$70.16
14333240300000	1706 N SEDGWICK ST	1,680	1878	4	2	$118,001	$70.24
14321030160000	2327 N JANSSEN AVE	1,380	1878	3	1	$98,000	$71.01
14334210160000	317 W CONCORD PL	1,632	1889	2	2	$116,000	$71.08
14334130170000	234 W WILLOW ST	1,407	1888	2	1	$101,000	$71.78
14333031600000	1845 N HOWE ST	1,348	1874	2	1	$97,000	$71.96
14333140450000	1658 N ORCHARD ST	1,689	1888	3	1	$127,000	$75.19
14333100320000	1840 N HUDSON AVE	1,680	1888	3	2	$126,396	$75.24
14333180050000	**1749 N MOHAWK ST**	**1,472**	**1888**	**3**	**2**	**$111,000**	**$75.41**
14331000130000	2321 N HALSTED ST	1,610	1882	4	3	$124,001	$77.02
14334120130000	327 W MENOMONEE ST	1,634	1888	3	2	$130,000	$79.56
14331040670000	2310 N CLEVELAND AVE	1,680	1883	4	2	$135,001	$80.36
14333240580000	1718 N SEDGWICK ST	1,540	1895	3	2	$132,768	$86.21
14331120080000	521 W GRANT PL HSE	1,493	1893	3	3	$129,736	$86.90
14333240200000	1716 N SEDGWICK ST	1,380	1878	3	1	$155,865	$112.95
14324120550000	1818 N FREMONT ST	1,408	1891	4	3	$188,850	$134.13

Median of all 31 comparables: $67.75 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 31 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.

14334200120000	14321010400000	14324110440000	14334080380000	14324030720000
14322130230000	14322170420000	14331280040000	14331100390000	14324260020000
14321040250000	14334210470000	14333070030000	14333240370000	14334120180000
14324080170000	14324120570000	14333240300000	14321030160000	14334210160000
14334130170000	14333031600000	14333140450000	14333100320000	14331000130000
14334120130000	14331040670000	14333240580000	14331120080000	14333240200000
14324120550000				

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.