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	15143170190000
Property address	2010 S 7TH AVE
Township	Proviso (31)
Assessor neighborhood	31034
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$29,000

15.3% of the current assessed value.

COMPARABLES IMPLY

$24,571

Estimated tax effect about $939 a year at a 7% composite rate.

REDUCTION REQUESTED

$4,429

SECTION 1

The argument in one paragraph

The Assessor values 357 other properties in assessor neighborhood 31034 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 $25.97 per square foot. This home is assessed at $30.66 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 946 square feet gives $24,571. 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	946 square feet
Land area	5,360 square feet
Year built	1924
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$29,000
Assessed value per square foot	$30.66

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	579
2	Building area within 15% of this home	474
3	Built within 15 years of this home	364
4	Same building type	358
5	Same construction quality grade	357

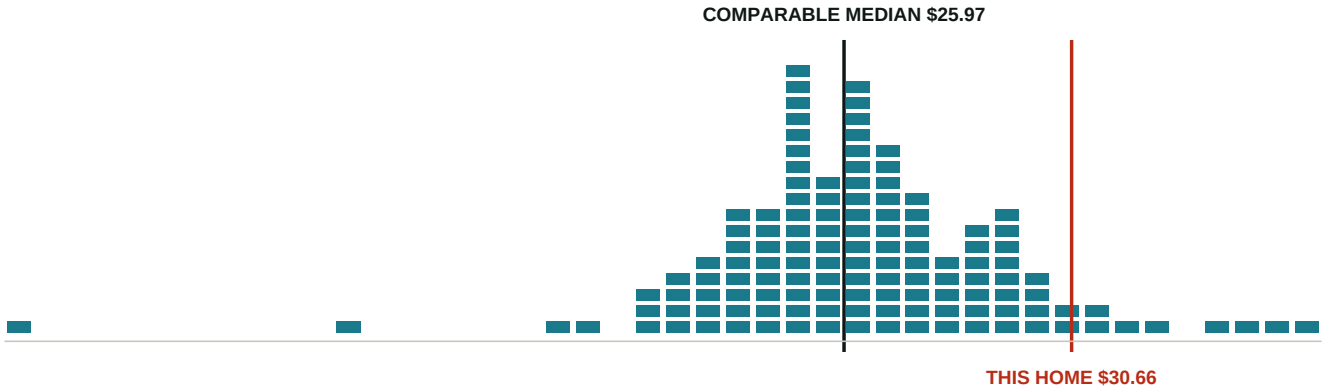
The comparable figure used is the median of all 357 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 357 properties 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	357
Lowest assessed	$8.70 per square foot
25th percentile	$24.77 per square foot
Median	$25.97 per square foot
75th percentile	$27.72 per square foot
Highest assessed	$35.80 per square foot
This home	$30.66 per square foot
Position	assessed above 345 of the 357 comparable properties, the 97th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 357 comparables	$25.97
Building area of this home	946 sq ft
Median multiplied by building area	**$24,571**
Current total assessed value	$29,000
Difference, the reduction requested	**$4,429**

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 $4,429 in assessed value is worth roughly $939 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

357 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 357 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
15153100240000	1928 S 22ND AVE	960	1922	2	1	$21,000	$21.88
15153100190000	1910 S 22ND AVE HSE	958	1927	2	1	$22,000	$22.96
15153070120000	1831 S 18TH AVE	952	1925	2	1	$22,000	$23.11
15154230230000	2016 S 9TH AVE	952	1924	2	1	$22,000	$23.11
15153070110000	1829 S 18TH AVE	952	1925	3	1	$22,000	$23.11
15153070090000	1825 S 18TH AVE	952	1925	2	1	$22,000	$23.11
15153070230000	1834 S 17TH AVE	952	1926	3	1	$22,000	$23.11
15154070270000	1830 S 9TH AVE	950	1927	2	1	$22,000	$23.16
15154070260000	1828 S 9TH AVE	950	1924	2	1	$22,000	$23.16
15154100020000	1907 S 15TH AVE	949	1923	3	1	$22,000	$23.18
15153110340000	1909 S 22ND AVE	940	1923	2	1	$22,000	$23.40
15153080220000	1935 S 25TH AVE	940	1925	3	1	$22,000	$23.40
15154140200000	1904 S 10TH AVE	939	1925	2	1	$22,000	$23.43
15154230110000	2025 S 10TH AVE	935	1926	2	1	$22,001	$23.53
15154230180000		958	1924	3	1	$24,000	$25.05
15153040100000		954	1925	2	1	$24,000	$25.16
15153040110000		954	1925	2	1	$24,000	$25.16
15153120050000		953	1926	2	1	$24,000	$25.18
15153120070000		953	1926	2	1	$24,000	$25.18
15153120080000		953	1924	2	1	$24,000	$25.18
15154050110000		952	1926	3	1	$24,000	$25.21
15153060190000		952	1926	3	1	$24,000	$25.21
15153130010000		952	1926	2	1	$24,000	$25.21
15153060200000		952	1926	2	1	$24,000	$25.21
15143110230000		952	1923	2	1	$24,000	$25.21
15154070240000		950	1924	2	1	$24,000	$25.26
15154070250000		950	1925	2	1	$24,000	$25.26
15154150130000		948	1924	3	1	$24,000	$25.32
15154220090000		948	1926	2	1	$24,000	$25.32
15154150060000		942	1930	3	1	$24,000	$25.48
15143300100000		937	1918	2	1	$24,000	$25.61
15154060100000		935	1925	3	1	$24,000	$25.67
15143080200000		935	1922	3	1	$24,000	$25.67
15143250020000		958	1929	2	1	$25,000	$26.10
15143310360000		957	1928	3	1	$25,000	$26.12
15143120070000		955	1921	3	1	$25,000	$26.18
15153210170000		953	1927	3	1	$25,000	$26.23
15153070240000		953	1922	2	1	$25,001	$26.23
15143260060000		952	1925	2	1	$25,000	$26.26
15143120090000		952	1926	2	1	$25,000	$26.26

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
15143130200000		950	1922	2	1	$25,000	$26.32
15143070240000		948	1921	2	1	$25,000	$26.37
15143130310000		948	1922	2	1	$25,000	$26.37
15143210050000		944	1923	2	1	$25,000	$26.48
15143180050000		944	1921	3	1	$25,000	$26.48
15143140090000		943	1924	2	1	$25,000	$26.51
15143080070000		940	1913	4	1	$25,000	$26.60
15143100150000		938	1922	3	1	$25,000	$26.65
15153150180000		938	1924	3	1	$25,000	$26.65
15154050270000		936	1925	2	1	$25,000	$26.71
15143140210000		936	1921	2	1	$25,000	$26.71
15143080190000		935	1926	3	1	$25,000	$26.74
15143080180000		935	1924	2	1	$25,000	$26.74
15143080160000		935	1922	2	1	$25,000	$26.74
15143080210000		935	1922	3	1	$25,000	$26.74
15143010350000		935	1923	3	1	$25,000	$26.74
15153110150000		953	1926	3	2	$27,000	$28.33
15143300050000		949	1923	3	1	$27,000	$28.45
15143250030000		958	1926	3	2	$28,000	$29.23
15143170190000	**2010 S 7TH AVE**	**946**	**1924**	**2**	**1**	**$29,000**	**$30.66**
15153110130000		953	1925	2	1	$31,000	$32.53

Median of all 357 comparables: $25.97 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 31034, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 357 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.

15154190100000	15154270040000	15154270030000	15154190090000	15153080210000
15153100240000	15153000260000	15154200130000	15154200050000	15154200090000
15154200120000	15154200150000	15154200110000	15154200040000	15153140080000
15154140280000	15154200100000	15153140100000	15154300180000	15153140110000
15153130220000	15154230160000	15154130180000	15154230150000	15153030090000
15154130140000	15154130010000	15153100190000	15153070120000	15154230230000
15153070110000	15153070090000	15153070230000	15154070270000	15154070260000
15154100020000	15153150210000	15153110340000	15153080220000	15154140200000
15153100260000	15153100270000	15154230110000	15154120230000	15153150170000
15154300100000	15153150250000	15153090370000	15154140120000	15154130270000
15154130320000	15154130330000	15154130210000	15154130080000	15153030110000
15154060220000	15154120020000	15154230070000	15153130090000	15154180230000
15154210240000	15154210200000	15154150010000	15154040300000	15154040320000
15153140120000	15154150070000	15153060150000	15154200070000	15143210220000
15153140070000	15153030370000	15154210080000	15154210120000	15143240030000
15154140050000	15154140180000	15153100020000	15143270060000	15143080120000
15154300240000	15154300250000	15154300170000	15154220070000	15153040240000
15154120270000	15153060210000	15153030120000	15154050140000	15153030100000
15154060200000	15154230140000	15154200210000	15153140240000	15154230020000
15143130250000	15153150220000	15154130110000	15154300090000	15143110240000
15153050310000	15153150200000	15153020110000	15153060180000	15143260030000
15154230180000	15143200240000	15143290020000	15154150030000	15153090150000
15154200230000	15153040100000	15153040110000	15153150280000	15153120050000
15153120070000	15153120080000	15154150200000	15143290180000	15143050090000
15154050110000	15153060190000	15153130010000	15153060200000	15143110230000
15153150240000	15143120110000	15143120140000	15143120130000	15154070240000
15154070250000	15143210110000	15143030250000	15154150130000	15154220090000
15153150290000	15143250300000	15143090180000	15154210100000	15153040320000
15154150060000	15143240180000	15143240170000	15143240150000	15143300100000
15154160580000	15153030290000	15154060100000	15143080200000	15154300220000
15154300020000	15154290170000	15154140190000	15154290140000	15154040280000
15153120330000	15143200190000	15143100290000	15143230120000	15143290120000
15143230130000	15153140170000	15143200100000	15153210230000	15143130260000
15153040080000	15154130230000	15154140040000	15154120260000	15154130250000
15154140140000	15154140100000	15154130120000	15154130150000	15154130200000
15154130300000	15154130290000	15154140150000	15154120220000	15154130060000
15154130240000	15154130310000	15154140090000	15154130100000	15154130190000
15153050300000	15143250020000	15143110020000	15143310360000	15154220100000
15143120070000	15154200300000	15154040140000	15154040120000	15154040110000
15153210170000	15153070240000	15143260060000	15143120090000	15143130200000
15153140060000	15153130280000	15153050250000	15154050260000	15153070130000
15143170140000	15143070240000	15143130310000	15154150230000	15143210050000
15143180050000	15143140090000	15154150040000	15143080070000	15153040040000
15143100150000	15153150180000	15154120290000	15143080090000	15143240020000
15154140070000	15154300230000	15154050270000	15143140210000	15153040070000

15154200250000	15143080190000	15143080180000	15143080160000	15143080210000
15143010350000	15154050290000	15153140190000	15143230320000	15153140180000
15143300070000	15154210270000	15143150030000	15143150040000	15143170070000
15153070150000	15143130180000	15153140230000	15143260010000	15143260130000
15143300040000	15143050140000	15143150280000	15143100240000	15143120220000
15143310180000	15143310170000	15143110010000	15143130100000	15143130110000
15143310350000	15143160280000	15153290010000	15143120180000	15143290130000
15143160160000	15143050120000	15154090460000	15154120300000	15143310340000
15143240160000	15154270180000	15143100140000	15143240080000	15143240070000
15154300190000	15143260040000	15143240040000	15143180020000	15143210090000
15153120230000	15154190190000	15154190200000	15143120200000	15153050260000
15143130170000	15143030130000	15143130190000	15154200290000	15154200260000
15154200280000	15153110150000	15143210230000	15143210060000	15143170080000
15143210030000	15143300050000	15143170250000	15154310120000	15154200310000
15153020120000	15153120220000	15153130170000	15143220370000	15143250180000
15143250170000	15143020160000	15143110110000	15143070100000	15143160220000
15143260020000	15143100030000	15143170170000	15143170180000	15143170200000
15153040030000	15154210040000	15143160180000	15143190090000	15154100010000
15154210140000	15143250030000	15153150260000	15153050230000	15143220240000
15143210100000	15153130040000	15143250160000	15143160290000	15143310100000
15143220020000	15143290140000	15143210040000	15143210020000	15143160070000
15143160080000	15143250040000	15143300160000	15143150110000	15143160200000
15153150300000	15143050130000	15143050110000	15143170160000	15143310110000
15143220340000	15143200120000	15143260270000	15143310090000	15154090280000
15143010100000	15143300140000	15143210120000	15143240010000	15154130280000
15143160250000	15143100050000	15153110130000	15153030280000	15154240340000
15154030440000	15153140090000			

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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