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	15161090830000
Property address	928 BELLWOOD AVE
Township	Proviso (31)
Assessor neighborhood	31032
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$24,000

20.9% of the current assessed value.
Estimated tax effect about $1,063 a year at a 7% composite rate.

COMPARABLES IMPLY

$18,986

REDUCTION REQUESTED

$5,014

SECTION 1

The argument in one paragraph

The Assessor values 175 other properties in assessor neighborhood 31032 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 $17.12 per square foot. This home is assessed at $21.64 per square foot, which is 26% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,109 square feet gives $18,986. 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	1,109 square feet
Land area	3,680 square feet
Year built	1947
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	2
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$24,000
Assessed value per square foot	$21.64

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	272
2	Building area within 15% of this home	178
3	Built within 15 years of this home	176
4	Same building type	175
5	Same construction quality grade	175

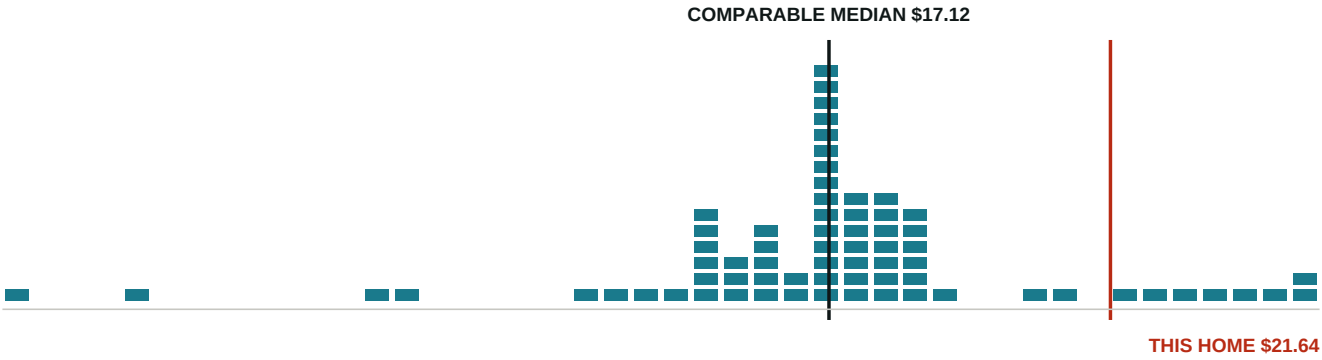
The comparable figure used is the median of all 175 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 175 properties 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	175
Lowest assessed	$3.84 per square foot
25th percentile	$16.22 per square foot
Median	$17.12 per square foot
75th percentile	$18.00 per square foot
Highest assessed	$25.00 per square foot
This home	$21.64 per square foot
Position	assessed above 159 of the 175 comparable properties, the 91st percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 175 comparables	$17.12
Building area of this home	1,109 sq ft
Median multiplied by building area	**$18,986**
Current total assessed value	$24,000
Difference, the reduction requested	**$5,014**

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 $5,014 in assessed value is worth roughly $1,063 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

175 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 175 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
15161040010000	3420 MADISON ST	1,144	1937	3	1	$15,000	$13.11
15161020390000	812 BELLWOOD AVE	1,087	1947	2	1	$15,000	$13.80
15161090750000	904 BELLWOOD AVE	1,110	1947	3	1	$17,000	$15.32
15161090810000	922 BELLWOOD AVE	1,109	1947	3	1	$17,000	$15.33
15161090860000	934 BELLWOOD AVE	1,109	1947	3	1	$17,000	$15.33
15161090820000	924 BELLWOOD AVE	1,109	1948	3	1	$17,000	$15.33
15161090840000	930 BELLWOOD AVE	1,109	1947	3	1	$17,000	$15.33
15161090800000	918 BELLWOOD AVE	1,109	1949	3	1	$17,000	$15.33
15161090850000	932 BELLWOOD AVE	1,109	1949	3	1	$17,000	$15.33
15161090870000	938 BELLWOOD AVE	1,109	1949	3	1	$17,000	$15.33
15161090780000	912 BELLWOOD AVE	1,109	1947	3	1	$17,000	$15.33
15161010370000	842 MARSHALL AVE	1,166	1947	3	1	$18,000	$15.44
15161010440000	3920 MONROE ST	1,166	1946	4	1	$18,000	$15.44
15161210420000	3821 CONGRESS ST	1,165	1945	3	1	$18,000	$15.45
15161210260000	3820 VAN BUREN ST	1,135	1945	3	1	$18,000	$15.86
15161220230000	3902 CONGRESS ST	1,128	1945	3	1	$18,000	$15.96
15161150260000	3820 GLADYS AVE	1,124	1946	3	1	$18,000	$16.01
15161140240000	3917 GLADYS AVE	1,110	1946	3	1	$18,000	$16.22
15161150130000	4002 GLADYS AVE	1,110	1946	3	1	$18,000	$16.22
15161150190000	3912 GLADYS AVE	1,110	1947	3	1	$18,000	$16.22
15161150230000	3902 GLADYS AVE	1,110	1946	3	1	$18,000	$16.22
15161010560000	3913 WILCOX AVE	1,166	1949	3	1	$19,000	$16.30
15161020360000	3717 MONROE ST	1,104	1947	3	1	$18,000	$16.30
15161140160000	3822 JACKSON ST	1,100	1947	2	1	$18,000	$16.36
15161020380000	3711 MONROE ST	1,087	1947	2	1	$18,000	$16.56
15161210470000		1,117	1948	3	1	$19,000	$17.01
15161150210000		1,110	1946	3	1	$19,000	$17.12
15161140320000		1,110	1946	3	1	$19,000	$17.12
15161140210000		1,110	1946	3	1	$19,000	$17.12
15161150200000		1,110	1946	2	1	$19,000	$17.12
15161140220000		1,110	1948	3	1	$19,000	$17.12
15161140250000		1,110	1946	3	1	$19,000	$17.12
15161140260000		1,110	1946	3	1	$19,000	$17.12
15161150180000		1,110	1946	3	1	$19,000	$17.12
15161140230000		1,110	1946	3	1	$19,000	$17.12
15161150110000		1,110	1946	3	1	$19,000	$17.12
15161150240000		1,110	1948	3	1	$19,000	$17.12
15161140270000		1,110	1946	3	1	$19,000	$17.12
15161150140000		1,110	1946	3	1	$19,000	$17.12
15161140200000		1,110	1948	3	1	$19,000	$17.12

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
15161150160000		1,110	1948	3	1	$19,000	$17.12
15161150170000		1,110	1946	3	1	$19,000	$17.12
15161150150000		1,110	1946	3	1	$19,000	$17.12
15161150220000		1,110	1948	3	1	$19,000	$17.12
15161010450000		1,166	1952	3	1	$20,000	$17.15
15161010500000		1,166	1947	3	1	$20,000	$17.15
15161010520000		1,166	1947	3	1	$20,000	$17.15
15161010430000		1,166	1946	3	1	$20,000	$17.15
15161010510000		1,166	1947	3	1	$20,000	$17.15
15161010490000		1,166	1947	3	1	$20,000	$17.15
15161010410000		1,166	1946	3	1	$20,000	$17.15
15161120210000		1,152	1950	3	2	$20,000	$17.36
15161120200000		1,152	1949	3	2	$20,000	$17.36
15161140510000		1,110	1947	3	1	$20,000	$18.02
15161120190000		1,152	1949	4	2	$21,000	$18.23
15161010470000		1,166	1948	3	2	$22,000	$18.87
15161010350000		1,166	1947	3	1	$24,000	$20.58
15161070250000		1,158	1946	3	1	$24,000	$20.73
15161090830000	**928 BELLWOOD AVE**	**1,109**	**1947**	**2**	**2**	**$24,000**	**$21.64**
15161210520000		1,122	1945	3	1	$25,000	$22.28
15161150250000		1,110	1947	2	1	$25,000	$22.52

Median of all 175 comparables: $17.12 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 31032, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 175 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.

15161140420000	15161140540000	15161150570000	15161150500000	15161040010000
15161020390000	15151210140000	15161070410000	15161020400000	15161140290000
15161140300000	15161140050000	15161220300000	15161040020000	15161230460000
15161230470000	15151130310000	15161090750000	15161090810000	15161090860000
15161090820000	15161090840000	15161090800000	15161090850000	15161090870000
15161090780000	15161210460000	15161010370000	15161010440000	15161210420000
15161070180000	15161210530000	15161140450000	15161020110000	15161140280000
15161210260000	15161040040000	15161040030000	15161220230000	15161140030000
15161150260000	15151130320000	15161140240000	15161150130000	15161150190000
15161150230000	15161230440000	15161080430000	15161010560000	15161020360000
15161070520000	15161140160000	15161020380000	15161020430000	15161140410000
15161020160000	15161140090000	15161080310000	15161080420000	15161080160000
15161140040000	15161080120000	15161140060000	15161080370000	15161080140000
15161080290000	15161080130000	15161080180000	15161210470000	15161150210000
15161140320000	15161140210000	15161150200000	15161140220000	15161140250000
15161140260000	15161150180000	15161140230000	15161150110000	15161150240000
15161140270000	15161150140000	15161140200000	15161150160000	15161150170000
15161150150000	15161150220000	15161140430000	15161010450000	15161010500000
15161010520000	15161010430000	15161010510000	15161010490000	15161010410000
15161230500000	15161220260000	15161210320000	15161210310000	15161230430000
15161120210000	15161120200000	15161080210000	15161150300000	15161070400000
15161210110000	15161070120000	15161150270000	15161150420000	15161150530000
15161070240000	15161140530000	15161150540000	15161150360000	15161070130000
15161150560000	15161090640000	15161090160000	15161090660000	15161090700000
15161080360000	15161080320000	15161140150000	15161080200000	15161080250000
15161080150000	15161080230000	15161140120000	15161080270000	15161080240000
15161140080000	15161140110000	15161080390000	15161080340000	15161140170000
15161140140000	15161140070000	15161140100000	15161140510000	15161120190000
15161210270000	15161210280000	15161230400000	15161210360000	15161070440000
15161210240000	15161150320000	15161150330000	15161140520000	15161150520000
15161210150000	15161150550000	15161070310000	15161070300000	15161070150000
15161090690000	15161010470000	15161010350000	15161070250000	15161070550000
15161080350000	15161210520000	15161070560000	15161150250000	15161210510000
15161140310000	15161080380000	15161210340000	15161230410000	15161070420000
15161220280000	15161070110000	15161140460000	15161090720000	15161080190000

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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