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	31154000080000
Property address	20300 KEELER AVE
Township	Rich (32)
Assessor neighborhood	32060
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$17,000	**$13,587**	**$3,413**

20.1% of the current assessed value.
Estimated tax effect about $724 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 44 other properties in assessor neighborhood 32060 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 $13.32 per square foot. This home is assessed at $16.67 per square foot, which is 25% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,020 square feet gives $13,587. 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	1,020 square feet
Land area	49,092 square feet
Year built	1956
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Crawl
Central air	No Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$17,000
Assessed value per square foot	$16.67

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	130
2	Building area within 15% of this home	53
3	Built within 15 years of this home	49
4	Same building type	44
5	Same construction quality grade	44

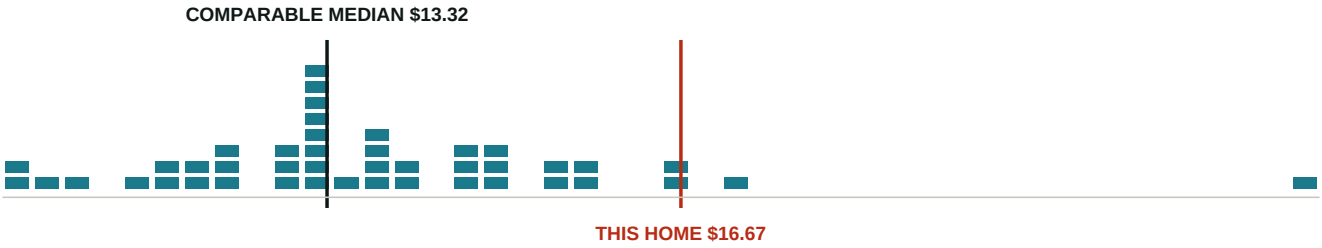
The comparable figure used is the median of all 44 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 44 properties 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	44
Lowest assessed	$10.25 per square foot
25th percentile	$12.37 per square foot
Median	$13.32 per square foot
75th percentile	$14.70 per square foot
Highest assessed	$22.70 per square foot
This home	$16.67 per square foot
Position	assessed above 41 of the 44 comparable properties, the 93rd percentile



$10.25 per sq ft — 44 comparable properties by assessed value per square foot, one mark is one property — $22.70 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 44 comparables	$13.32
Building area of this home	1,020 sq ft
Median multiplied by building area	**$13,587**
Current total assessed value	$17,000
Difference, the reduction requested	**$3,413**

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 $3,413 in assessed value is worth roughly $724 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 44 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
31152070050000	20218 CRAWFORD AVE	1,073	1951	2	1	$11,000	$10.25
31152070110000	20258 CRAWFORD AVE	1,159	1955	3	1	$12,000	$10.35
31152070120000	20260 CRAWFORD AVE	1,138	1955	3	1	$12,000	$10.54
31152070140000	4003 BLACKSTONE ST	1,099	1952	3	1	$12,000	$10.92
31152060160000	4040 BLACKSTONE ST	1,120	1953	3	1	$13,000	$11.61
31154010110000	20320 CRAWFORD AVE	1,016	1956	2	1	$12,000	$11.81
31221000180000	20714 HOMELAND RD	1,092	1956	3	1	$13,000	$11.90
31152020330000	4108 THORNWOOD AVE	1,087	1956	2	1	$13,000	$11.96
31221000120000	20726 HOMELAND RD	1,156	1964	3	1	$14,000	$12.11
31221000160000	20760 HOMELAND RD	1,055	1962	3	1	$13,000	$12.32
31221000130000	20746 HOMELAND RD	1,055	1962	3	1	$13,000	$12.32
31152020370000	4113 SUNSET RD	1,050	1952	3	1	$13,000	$12.38
31221000150000	20754 HOMELAND RD	1,093	1958	3	1	$14,000	$12.81
31154010160000	4031 203RD ST	1,014	1958	2	1	$13,000	$12.82
31152020090000	4120 SUNSET RD	1,163	1954	3	1	$15,000	$12.90
31154010070000	4130 204TH ST	1,068	1952	2	1	$14,000	$13.11
31152050040000	20228 KEYSTONE AVE	1,061	1963	3	1	$14,000	$13.20
31152050020000	20220 KEYSTONE AVE	1,061	1963	3	1	$14,000	$13.20
31152060030000	4071 THORNWOOD AVE	1,132	1967	3	1	$15,000	$13.25
31152060210000	20231 KEYSTONE AVE	1,056	1967	3	1	$14,000	$13.26
31152020290000	20100 KEYSTONE AVE	1,128	1951	2	1	$15,000	$13.30
31114040060000	3518 198TH ST	1,052	1944	2	1	$14,000	$13.31
31152040040000	20021 KEYSTONE AVE	1,050	1956	3	1	$14,000	$13.33
31114000060000	3514 196TH ST	1,040	1946	3	1	$14,000	$13.46
31154040160000	4200 206TH ST	1,162	1955	3	1	$16,000	$13.77
31152020320000	20130 KEYSTONE AVE	1,082	1964	3	1	$15,000	$13.86
31154040180000	4338 206TH ST	1,080	1955	2	1	$15,000	$13.89
31152070070000	4055 BLACKSTONE ST	1,079	1962	3	1	$15,000	$13.90
31152040140000	20018 CRAWFORD AVE	1,060	1962	2	1	$15,000	$14.15
31154010100000	4008 204TH ST	1,056	1952	3	1	$15,000	$14.20
31152060080000	4025 THORNWOOD AVE	1,100	1966	2	1	$16,000	$14.55
31154040110000	4344 206TH ST	1,092	1953	3	1	$16,000	$14.65
31114050320000	3437 198TH ST	1,160	1951	2	1	$17,000	$14.66
31154070040000	4019 206TH ST	1,080	1954	3	1	$16,000	$14.81
31154040200000	4334 206TH ST	1,136	1957	3	1	$17,000	$14.96
31152060170000	4050 BLACKSTONE ST	1,131	1971	3	1	$17,000	$15.03
31152020270000	4109 ORCHARD LN	1,040	1959	3	1	$16,000	$15.38
31221020180000	20842 HOMELAND RD	1,092	1959	3	1	$17,000	$15.57
31114050200000	19837 CENTRAL PARK AVE	1,080	1963	3	1	$17,000	$15.74
31152020260000	4111 ORCHARD LN	1,071	1964	3	1	$17,000	$15.87

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
31152020250000	20056 KEYSTONE AVE	1,029	1954	3	1	$17,000	$16.52
31154000080000	**20300 KEELER AVE**	**1,020**	**1956**	**4**	**2**	**$17,000**	**$16.67**
31042000350000	5149 183RD ST	1,079	1956	2	1	$18,001	$16.68
31152040150000	20040 CRAWFORD AVE	1,040	1970	3	1	$18,000	$17.31
31152060060000	4041 THORNWOOD AVE	1,013	1969	4	2	$23,000	$22.70

Median of all 44 comparables: $13.32 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 32060, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 44 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.

31152070050000	31152070110000	31152070120000	31152070140000	31152060160000
31154010110000	31221000180000	31152020330000	31221000120000	31221000160000
31221000130000	31152020370000	31221000150000	31154010160000	31152020090000
31154010070000	31152050040000	31152050020000	31152060030000	31152060210000
31152020290000	31114040060000	31152040040000	31114000060000	31154040160000
31152020320000	31154040180000	31152070070000	31152040140000	31154010100000
31152060080000	31154040110000	31114050320000	31154070040000	31154040200000
31152060170000	31152020270000	31221020180000	31114050200000	31152020260000
31152020250000	31042000350000	31152040150000	31152060060000	

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.