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	17223091330000
Property address	1933 S PRAIRIE AVE
Township	South Chicago (76)
Assessor neighborhood	76011
Property class	295 Townhome, individually owned
Assessment stage	Mailed value for 2026

ASSESSED NOW

$150,001

39.5% of the current assessed value.

COMPARABLES IMPLY

$90,818

REDUCTION REQUESTED

$59,183

Estimated tax effect about $12,553 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 111 other properties in assessor neighborhood 76011 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 $32.92 per square foot. This home is assessed at $54.37 per square foot, which is 65% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,759 square feet gives $90,818. 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	2,759 square feet
Land area	1,494 square feet
Year built	2017
Building type	3 Story +
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Slab
Central air	Central A/C
Rooms	7
Bedrooms	4
Full bathrooms	3
Half bathrooms	1

Total assessed value	$150,001
Assessed value per square foot	$54.37

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	800
2	Building area within 15% of this home	207
3	Built within 15 years of this home	152
4	Same building type	152
5	Same construction quality grade	111

The comparable figure used is the median of all 111 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 111 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	111
Lowest assessed	$11.59 per square foot
25th percentile	$30.48 per square foot
Median	$32.92 per square foot
75th percentile	$35.92 per square foot
Highest assessed	$56.64 per square foot
This home	$54.37 per square foot
Position	assessed above 110 of the 111 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 111 comparables	$32.92
Building area of this home	2,759 sq ft
Median multiplied by building area	**$90,818**
Current total assessed value	$150,001
Difference, the reduction requested	**$59,183**

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 $59,183 in assessed value is worth roughly $12,553 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

111 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 111 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
17223090780000	1823 S PRAIRIE AVE	2,604	2003	4	2	$30,170	$11.59
17223090820000	1831 S PRAIRIE AVE	2,827	2003	3	2	$65,495	$23.17
17223090810000	1831 S PRAIRIE AVE	2,827	2003	3	2	$66,330	$23.46
17223020970000	1638 S INDIANA AVE	2,591	2004	3	2	$77,999	$30.10
17223020950000	1638 S INDIANA AVE 4	2,591	2004	3	2	$77,999	$30.10
17223020940000	1638 S INDIANA AVE 3	2,591	2004	3	2	$78,000	$30.10
17223020960000	1638 S INDIANA AVE 5	2,591	2004	3	2	$78,000	$30.10
17223020720000	1724 S INDIANA AVE	2,754	2004	3	2	$82,999	$30.14
17223020880000	124 E 18TH ST	2,754	2005	3	2	$83,000	$30.14
17223020800000	1740 S INDIANA AVE	2,754	2004	3	2	$83,000	$30.14
17223020750000	1730 S INDIANA AVE	2,866	2004	3	2	$86,584	$30.21
17223020560000	1648 S INDIANA AVE	2,731	2004	3	2	$82,506	$30.21
17223020550000	1646 S INDIANA AVE	2,598	2004	3	2	$78,488	$30.21
17223020710000	1722 S INDIANA AVE	2,731	2004	3	2	$82,507	$30.21
17223020780000	1736 S INDIANA AVE	2,598	2004	3	4	$78,489	$30.21
17223020810000	1742 S INDIANA AVE	2,598	2004	3	4	$78,489	$30.21
17223020890000	122 E 18TH ST	2,598	2004	3	2	$78,489	$30.21
17223020700000	1720 S INDIANA AVE	2,598	2004	3	2	$78,489	$30.21
17223020870000	126 E 18TH ST	2,731	2004	3	3	$82,999	$30.39
17223020570000	1650 S INDIANA AVE	2,731	2004	3	2	$83,000	$30.39
17223020640000	1708 S INDIANA AVE	2,731	2004	3	2	$83,000	$30.39
17223020790000	1738 S INDIANA AVE	2,731	2004	3	2	$83,000	$30.39
17223020630000	1706 S INDIANA AVE	2,731	2005	3	2	$83,000	$30.39
17223020900000	120 E 18TH ST	2,598	2004	3	2	$79,393	$30.56
17223020770000	1734 S INDIANA AVE	2,598	2004	3	2	$80,000	$30.79
17223100270000	1909 S CALUMET AVE	2,790	2009	2	2	$86,050	$30.84
17223020860000	128 E 18TH ST	2,598	2004	3	2	$82,000	$31.56
17223020610000	1702 S INDIANA AVE	2,598	2004	3	2	$82,000	$31.56
17223020730000	1726 S INDIANA AVE	2,598	2004	3	4	$82,000	$31.56
17223020590000	1654 S INDIANA AVE	2,598	2004	3	2	$82,000	$31.56
17223020580000	1652 S INDIANA AVE	2,598	2004	3	2	$82,000	$31.56
17223020540000	1644 S INDIANA AVE	2,598	2004	3	2	$82,000	$31.56
17223020620000	1704 S INDIANA AVE	2,598	2004	3	2	$82,000	$31.56
17223020650000	1710 S INDIANA AVE	2,598	2004	3	2	$82,000	$31.56
17223020740000	1728 S INDIANA AVE	2,598	2004	3	2	$82,000	$31.56
17223020920000	1638 S INDIANA AVE 1	2,591	2004	3	2	$82,000	$31.65
17223100260000	1909 S CALUMET AVE	2,790	2009	2	2	$89,687	$32.15
17223100340000	1923 S CALUMET AVE	2,790	2009	2	2	$89,687	$32.15
17223100310000	1917 S CALUMET AVE	2,584	2009	2	2	$83,065	$32.15
17223100300000	1915 S CALUMET AVE	2,584	2009	2	2	$83,066	$32.15

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17223100280000	1911 S CALUMET AVE	2,584	2009	2	2	$83,066	$32.15
17223100290000	1913 S CALUMET AVE	2,584	2009	2	2	$83,066	$32.15
17223150310000	321 CULLERTON ST	2,861	2003	3	2	$92,209	$32.23
17223100320000	1919 S CALUMET AVE	2,584	2009	2	2	$83,524	$32.32
17223100330000	1921 S CALUMET AVE	2,584	2009	2	2	$83,524	$32.32
17223020760000	1732 S INDIANA AVE	2,866	2004	3	2	$95,000	$33.15
17223150230000		2,625	2004	3	2	$88,986	$33.90
17223150320000		2,751	2003	3	2	$94,359	$34.30
17223090770000		2,604	2003	4	2	$91,831	$35.27
17223150400000		2,707	2002	3	2	$99,000	$36.57
17223091400000		2,896	2017	4	3	$120,000	$41.44
17223090850000		2,604	2003	4	2	$121,999	$46.85
17223090880000		2,604	2003	4	2	$122,000	$46.85
17223091410000		2,931	2017	4	3	$140,000	$47.77
17223091440000		2,736	2017	4	3	$140,000	$51.17
17223091450000		2,736	2017	4	3	$140,000	$51.17
17223091430000		2,736	2017	4	3	$140,000	$51.17
17223091390000		2,838	2017	4	3	$150,000	$52.85
17223091380000		2,838	2018	4	3	$150,000	$52.85
17223091330000	**1933 S PRAIRIE AVE**	**2,759**	**2017**	**4**	**3**	**$150,001**	**$54.37**
17223091320000		2,807	2017	4	3	$159,000	$56.64

Median of all 111 comparables: $32.92 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 76011, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 111 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.

17223090780000	17223090820000	17223090810000	17223150360000	17223150340000
17223020970000	17223020950000	17223020940000	17223020960000	17223020720000
17223020880000	17223020800000	17223020750000	17223020560000	17223020550000
17223020660000	17223020820000	17223020910000	17223020710000	17223020780000
17223020810000	17223020890000	17223020700000	17223020870000	17223020570000
17223020640000	17223020790000	17223020630000	17223020900000	17223020850000
17223020770000	17223100270000	17223150380000	17223020860000	17223020610000
17223020730000	17223020590000	17223020580000	17223020540000	17223020620000
17223020650000	17223020740000	17223020920000	17223020530000	17223100260000
17223100340000	17223100310000	17223100300000	17223100280000	17223100290000
17223150310000	17223100320000	17223100330000	17223020690000	17223070980000
17223070600000	17223150480000	17223020760000	17223040710000	17223070930000
17223070690000	17223070800000	17223070850000	17223070720000	17223070970000
17223070960000	17223070680000	17223070810000	17223070880000	17223070660000
17223070770000	17223070610000	17223070840000	17223070650000	17223070620000
17223150230000	17223150320000	17223150580000	17223150470000	17223150530000
17223150410000	17223150420000	17223090770000	17223150400000	17223070750000
17223070740000	17223070910000	17223070670000	17223070900000	17223091260000
17223091230000	17223091240000	17223091250000	17223091400000	17223090740000
17223091310000	17223090850000	17223090880000	17223091410000	17223090900000
17223090890000	17223090840000	17223090750000	17223090760000	17223091440000
17223091450000	17223091430000	17223091360000	17223091390000	17223091380000
17223091320000				

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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