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	17293030160000
Property address	1505 W FULLER ST B
Township	South Chicago (76)
Assessor neighborhood	76050
Property class	295 Townhome, individually owned
Assessment stage	Mailed value for 2026

ASSESSED NOW

$56,000

14.6% of the current assessed value.

COMPARABLES IMPLY

$47,835

Estimated tax effect about $1,732 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,165

SECTION 1

The argument in one paragraph

The Assessor values 41 other properties in assessor neighborhood 76050 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 $28.78 per square foot. This home is assessed at $33.69 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,662 square feet gives $47,835. 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	1,662 square feet
Land area	1,074 square feet
Year built	2019
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	3
Half bathrooms	1

Total assessed value	$56,000
Assessed value per square foot	$33.69

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	343
2	Building area within 15% of this home	136
3	Built within 15 years of this home	79
4	Same building type	41
5	Same construction quality grade	41

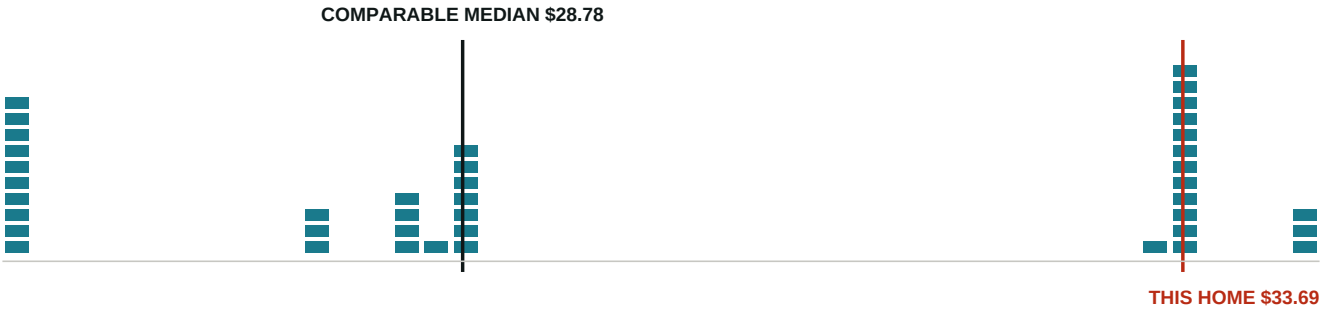
The comparable figure used is the median of all 41 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 41 properties 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	41
Lowest assessed	$25.64 per square foot
25th percentile	$27.72 per square foot
Median	$28.78 per square foot
75th percentile	$33.69 per square foot
Highest assessed	$34.63 per square foot
This home	$33.69 per square foot
Position	assessed above 26 of the 41 comparable properties, the 63rd percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 41 comparables	$28.78
Building area of this home	1,662 sq ft
Median multiplied by building area	**$47,835**
Current total assessed value	$56,000
Difference, the reduction requested	**$8,165**

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 $8,165 in assessed value is worth roughly $1,732 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 41 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
17294020690000	2615 S THROOP ST I	1,673	2021	3	2	$42,899	$25.64
17294020720000	2619 S THROOP ST G	1,649	2023	3	2	$42,500	$25.77
17294020750000	2619 S THROOP ST D	1,649	2023	3	2	$42,500	$25.77
17294020760000	2619 S THROOP ST C	1,649	2023	3	2	$42,500	$25.77
17294020700000	2619 S THROOP ST I	1,649	2023	3	2	$42,500	$25.77
17294020710000	2619 S THROOP ST H	1,649	2023	3	2	$42,500	$25.77
17294020770000	2619 S THROOP ST B	1,649	2023	3	2	$42,500	$25.77
17294020730000	2619 S THROOP ST F	1,649	2023	3	2	$42,500	$25.77
17294020780000	2619 S THROOP ST A	1,649	2023	3	2	$42,500	$25.77
17294020740000	2619 S THROOP ST E	1,649	2023	3	2	$42,500	$25.77
17322220480000	3401 S MORGAN ST	1,840	2008	3	2	$51,000	$27.72
17322220520000	951 W 34TH ST A	1,840	2008	3	2	$51,001	$27.72
17322220510000	3407 S MORGAN ST	1,840	2010	3	2	$51,001	$27.72
17322220540000	951 W 34TH ST C	1,764	2008	3	2	$50,000	$28.34
17322220490000	3403 S MORGAN ST	1,764	2008	3	2	$50,000	$28.34
17322220500000	3405 S MORGAN ST	1,764	2008	3	2	$50,000	$28.34
17322220530000	951 W 34TH ST B	1,764	2008	3	2	$50,001	$28.35
17294020610000	2615 S THROOP ST A	1,673	2021	3	2	$48,000	$28.69
17294020670000	2615 S THROOP ST G	1,633	2021	3	2	$47,000	$28.78
17294020620000	2615 S THROOP ST B	1,633	2021	3	2	$47,000	$28.78
17294020640000	2615 S THROOP ST D	1,633	2021	3	2	$47,000	$28.78
17294020630000	2615 S THROOP ST C	1,633	2021	3	2	$47,000	$28.78
17294020680000	2615 S THROOP ST H	1,633	2021	3	2	$47,000	$28.78
17294020650000	2615 S THROOP ST E	1,633	2022	3	2	$47,000	$28.78
17294020660000	2615 S THROOP ST F	1,633	2021	3	2	$47,000	$28.78
17293030180000	2922 S HILLOCK AVE	1,863	2022	3	3	$62,500	$33.55
17293030150000	1505 W FULLER ST C	1,662	2019	3	3	$56,000	$33.69
17293030130000	1505 W FULLER ST E	1,662	2019	3	3	$56,000	$33.69
17293030170000	1505 W FULLER ST A	1,662	2019	3	3	$56,000	$33.69
17293030060000	1501 W FULLER ST E	1,662	2019	3	3	$56,000	$33.69
17293030070000	1501 W FULLER ST D	1,662	2019	3	3	$56,000	$33.69
17293030100000	1501 W FULLER ST A	1,662	2019	3	3	$56,000	$33.69
17293030080000	1501 W FULLER ST C	1,662	2019	3	3	$56,000	$33.69
17293030090000	1501 W FULLER ST B	1,662	2019	3	3	$56,000	$33.69
17293030110000	1505 W FULLER ST G	1,662	2019	3	3	$56,000	$33.69
17293030050000	1501 W FULLER ST F	1,662	2019	3	3	$56,000	$33.69
17293030120000	1505 W FULLER ST F	1,662	2019	3	3	$56,000	$33.69
17293030140000	1505 W FULLER ST D	1,662	2019	3	3	$56,000	$33.69
17293030160000	**1505 W FULLER ST B**	**1,662**	**2019**	**3**	**3**	**$56,000**	**$33.69**
17293030200000	2916 S HILLOCK AVE	1,675	2022	3	3	$58,000	$34.63

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17293030190000	2918 S HILLOCK AVE	1,675	2022	3	3	$58,000	$34.63
17293030210000	2914 S HILLOCK AVE	1,675	2022	3	3	$58,000	$34.63

Median of all 41 comparables: $28.78 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 76050, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 41 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.

17294020690000	17294020720000	17294020750000	17294020760000	17294020700000
17294020710000	17294020770000	17294020730000	17294020780000	17294020740000
17322220480000	17322220520000	17322220510000	17322220540000	17322220490000
17322220500000	17322220530000	17294020610000	17294020670000	17294020620000
17294020640000	17294020630000	17294020680000	17294020650000	17294020660000
17293030180000	17293030150000	17293030130000	17293030170000	17293030060000
17293030070000	17293030100000	17293030080000	17293030090000	17293030110000
17293030050000	17293030120000	17293030140000	17293030200000	17293030190000
17293030210000				

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.