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	29131070220000
Property address	15742 EAST END AVE
Township	Thornton (37)
Assessor neighborhood	37033
Property class	234 Single-family, split level with basement
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$23,000	**$18,310**	**$4,690**

20.4% of the current assessed value.
Estimated tax effect about $995 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 764 other properties in assessor neighborhood 37033 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 $13.91 per square foot. This home is assessed at $17.48 per square foot, which is 26% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,316 square feet gives $18,310. 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	1,316 square feet
Land area	6,000 square feet
Year built	1972
Building type	Split Level
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$23,000
Assessed value per square foot	$17.48

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	1,285
2	Building area within 15% of this home	828
3	Built within 15 years of this home	765
4	Same building type	764
5	Same construction quality grade	764

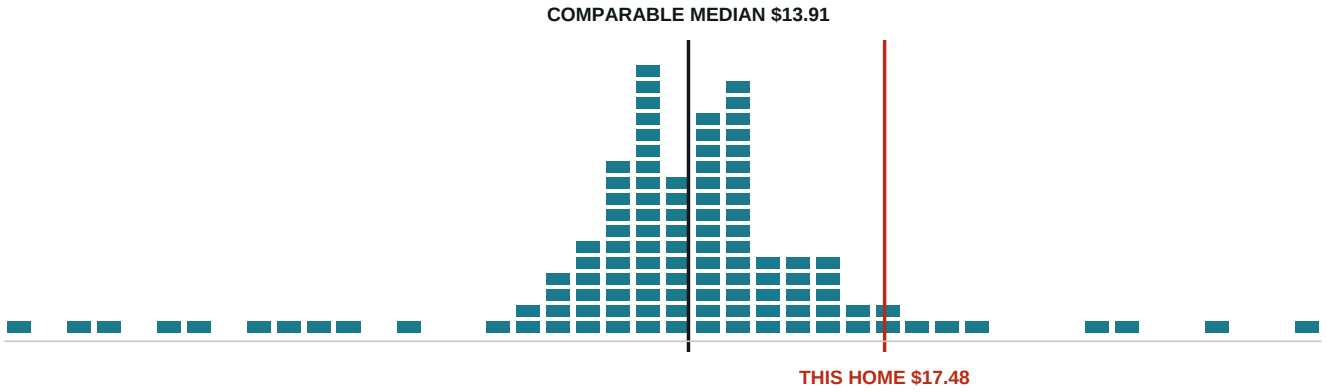
The comparable figure used is the median of all 764 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 764 properties 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	764
Lowest assessed	$1.48 per square foot
25th percentile	$12.91 per square foot
Median	$13.91 per square foot
75th percentile	$14.89 per square foot
Highest assessed	$25.42 per square foot
This home	$17.48 per square foot
Position	assessed above 744 of the 764 comparable properties, the 97th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 764 comparables	$13.91
Building area of this home	1,316 sq ft
Median multiplied by building area	**$18,310**
Current total assessed value	$23,000
Difference, the reduction requested	**$4,690**

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 $4,690 in assessed value is worth roughly $995 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

764 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 764 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
29114060170000	15100 BLACKSTONE AVE	1,330	1960	4	1	$6,293	$4.73
29114060180000	15100 BLACKSTONE AVE	1,330	1960	4	1	$6,436	$4.84
29114060160000	15100 BLACKSTONE AVE	1,330	1960	4	1	$6,715	$5.05
29114110300000	15238 HARPER AVE	1,326	1970	3	1	$14,000	$10.56
29131070050000		1,331	1973	3	1	$16,000	$12.02
29114280160000		1,330	1963	3	1	$16,000	$12.03
29114270040000		1,330	1963	3	1	$16,000	$12.03
29114270200000		1,329	1962	3	1	$16,000	$12.04
29114270120000		1,324	1963	3	1	$16,000	$12.08
29114110590000		1,323	1970	3	1	$16,001	$12.09
29114260200000		1,315	1960	3	1	$16,000	$12.17
29114260160000		1,315	1962	3	1	$16,000	$12.17
29114270150000		1,313	1962	3	1	$16,000	$12.19
29131080100000		1,332	1974	3	1	$17,000	$12.76
29131070080000		1,331	1973	3	1	$17,000	$12.77
29131070070000		1,331	1974	3	1	$17,000	$12.77
29131070030000		1,331	1974	3	1	$17,000	$12.77
29131070090000		1,331	1973	3	1	$17,000	$12.77
29131070020000		1,331	1974	3	1	$17,000	$12.77
29131070190000		1,331	1973	3	1	$17,001	$12.77
29131080170000		1,328	1975	3	1	$17,000	$12.80
29104290120000		1,324	1959	3	2	$17,000	$12.84
29141430190000		1,323	1961	4	1	$17,000	$12.85
29114270110000		1,323	1963	3	2	$17,000	$12.85
29141340300000		1,323	1959	3	1	$17,000	$12.85
29131040050000		1,317	1976	3	1	$17,000	$12.91
29114180160000		1,317	1975	3	1	$17,001	$12.91
29131080010000		1,316	1975	3	1	$17,000	$12.92
29131050090000		1,316	1972	3	1	$17,000	$12.92
29141410340000		1,309	1959	4	1	$17,000	$12.99
29141410380000		1,309	1960	4	1	$17,000	$12.99
29114250140000		1,305	1975	3	1	$17,001	$13.03
29104020170000		1,304	1961	3	1	$17,000	$13.04
29104290200000		1,304	1961	3	1	$17,000	$13.04
29104290140000		1,304	1960	3	1	$17,000	$13.04
29104020310000		1,304	1959	3	1	$17,000	$13.04
29141310010000		1,302	1965	3	1	$17,000	$13.06
29104100100000		1,300	1967	3	1	$17,000	$13.08
29141420360000		1,297	1959	4	1	$17,000	$13.11
29141420330000		1,334	1959	3	1	$18,000	$13.49

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
29131070240000		1,331	1973	3	1	$18,000	$13.52
29131070110000		1,331	1973	3	1	$18,000	$13.52
29131070170000		1,331	1977	3	1	$18,001	$13.52
29141340430000		1,323	1961	4	1	$18,000	$13.61
29141320220000		1,323	1957	3	1	$18,000	$13.61
29141350190000		1,323	1960	4	1	$18,000	$13.61
29114060440000		1,321	1969	3	2	$18,000	$13.63
29113250140000		1,320	1965	3	1	$18,001	$13.64
29141430200000		1,316	1959	4	1	$18,000	$13.68
29131040120000		1,316	1972	3	1	$18,000	$13.68
29141410370000		1,309	1963	4	1	$18,000	$13.75
29104290300000		1,304	1962	3	1	$18,000	$13.80
29141420510000		1,304	1960	4	1	$18,000	$13.80
29141530440000		1,329	1964	3	1	$19,000	$14.30
29141500350000		1,320	1960	3	2	$19,001	$14.39
29151050270000		1,316	1969	3	1	$19,001	$14.44
29113250130000		1,304	1965	5	2	$19,001	$14.57
29104290310000		1,301	1961	4	2	$20,000	$15.37
29113250060000		1,320	1962	3	2	$22,001	$16.67
29142290390000		1,314	1968	3	2	$22,000	$16.74
29131070220000	**15742 EAST END AVE**	**1,316**	**1972**	**3**	**2**	**$23,000**	**$17.48**

Median of all 764 comparables: $13.91 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 37033, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 764 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.

29104240340000	29104160390000	29104180100000	29104160350000	29104100390000
29114060370000	29114060170000	29114060180000	29114060160000	29104230360000
29104230350000	29104240400000	29114070020000	29104240320000	29114070010000
29114060360000	29114280250000	29114280230000	29114260240000	29114110300000
29114260150000	29114070070000	29104100320000	29114270240000	29114240240000
29104160010000	29114240410000	29104070230000	29114210110000	29104110310000
29104110300000	29114210150000	29141310160000	29114260270000	29114280300000
29114290030000	29114210300000	29113000620000	29142300040000	29114270140000
29114250130000	29114280280000	29114280290000	29114260250000	29114280310000
29114210170000	29114280430000	29114290210000	29114290170000	29114290180000
29114290220000	29114290150000	29114280370000	29142320070000	29142320110000
29142320140000	29104240250000	29131080080000	29114190410000	29113000360000
29114290070000	29114290040000	29114280340000	29114290120000	29114290010000
29114290050000	29114290090000	29114270090000	29114260260000	29141340450000
29141350210000	29114260040000	29104180380000	29141430180000	29141430170000
29131070050000	29114280160000	29114270040000	29114270200000	29104170380000
29131060230000	29114220230000	29114210290000	29114270120000	29114110590000
29142300060000	29142300050000	29131050110000	29113120690000	29114280040000
29114280020000	29114260200000	29114260160000	29141510320000	29142310010000
29103090530000	29114270150000	29104110390000	29131060300000	29131060140000
29142190390000	29142190370000	29141320150000	29142300030000	29141530280000
29104180420000	29104160100000	29113150440000	29141400160000	29114290020000
29131090010000	29131090130000	29131090030000	29131090020000	29114150520000
29104090360000	29131060260000	29141430250000	29104100070000	29113150480000
29141410330000	29114280420000	29104090390000	29114290110000	29114290060000
29104170340000	29141420460000	29114270260000	29114270180000	29114270250000
29141320010000	29104070250000	29141340440000	29141350180000	29141340470000
29141350200000	29141340420000	29141350230000	29141340460000	29104100130000
29104170320000	29114270130000	29114110490000	29104180490000	29104170360000
29141430210000	29114240390000	29141350170000	29104080150000	29142300130000
29113180180000	29114280190000	29141340290000	29141420480000	29141400240000
29113150510000	29131080100000	29131070080000	29131070070000	29131070030000
29131070090000	29131070020000	29131070190000	29141520240000	29152220040000
29104070270000	29131080170000	29113120730000	29113120720000	29141400270000
29131070210000	29131070200000	29131070160000	29114270160000	29104290120000
29142180420000	29142180480000	29141430190000	29114270110000	29141340300000
29114270010000	29141530510000	29104030500000	29142130030000	29114260070000
29104110410000	29104160340000	29113130430000	29113250100000	29131040050000
29114180160000	29141420410000	29131080010000	29131050090000	29131060090000
29131060100000	29131060310000	29131040060000	29131060200000	29131060350000
29142150080000	29104000350000	29141550300000	29113210040000	29141410100000
29113170070000	29141410340000	29114280270000	29114280240000	29141410380000
29114270080000	29114280320000	29114290100000	29114280330000	29104180170000
29141400180000	29114250140000	29141500130000	29104020170000	29104290200000
29104290140000	29104020310000	29141510080000	29141310010000	29113250240000

29104100100000	29114270270000	29131090040000	29141420360000	29141410140000
29141410070000	29141410010000	29141400150000	29142300080000	29104100060000
29104080140000	29104080130000	29104230180000	29141310170000	29141410050000
29141330070000	29141410030000	29141330130000	29131070100000	29141420440000
29114290080000	29141490280000	29104180160000	29141340320000	29141410060000
29104100330000	29114270100000	29142310060000	29142310020000	29151050290000
29104090160000	29104000360000	29104100080000	29152220070000	29141380130000
29141340310000	29131050120000	29141490260000	29141400260000	29131070250000
29142090050000	29141350220000	29131050100000	29104290330000	29113250210000
29104030490000	29104170310000	29141560240000	29114100330000	29131070010000
29141520250000	29141560150000	29141340380000	29141550350000	29141550210000
29141550370000	29141530530000	29141410110000	29141410090000	29114290190000
29114290200000	29104260070000	29104030550000	29141410300000	29113130490000
29113250200000	29131080030000	29104230200000	29131080040000	29104090340000
29103060240000	29131080120000	29104080160000	29104230230000	29142320050000
29142300010000	29142320150000	29142320130000	29142320040000	29142320100000
29142320120000	29104260110000	29142320030000	29141560170000	29141560070000
29141340370000	29104080170000	29104250390000	29152230200000	29131060240000
29104030580000	29104110270000	29114240420000	29104110250000	29141330290000
29141330360000	29141330340000	29152220120000	29114110600000	29113120580000
29113000370000	29113230090000	29141420330000	29113230100000	29113180060000
29142180160000	29141520120000	29131070230000	29131070240000	29131070110000
29131070170000	29142090060000	29114260280000	29141340430000	29141320220000
29141350190000	29142190350000	29142190380000	29141400280000	29114060440000
29113250140000	29141320080000	29131080140000	29104080120000	29113210170000
29141430200000	29131040120000	29141560100000	29141550280000	29141550430000
29104100360000	29141560140000	29141530500000	29141550170000	29141410370000
29113210030000	29103070510000	29104180350000	29113130230000	29142310110000
29113150580000	29141500450000	29104290300000	29141420510000	29141350160000
29113080520000	29141410120000	29141410080000	29141400190000	29141400210000
29141400200000	29104180430000	29142190190000	29131070120000	29104230370000
29142310120000	29104170140000	29104100220000	29141400080000	29141420420000
29141420340000	29113240070000	29141520170000	29104150380000	29104190160000
29131080160000	29104150400000	29141420390000	29113090480000	29142300090000
29141500260000	29104010300000	29141340360000	29141340340000	29141340330000
29141330020000	29141330030000	29141320250000	29141320160000	29141320240000
29141330040000	29113210140000	29131060270000	29141490270000	29104250380000
29104180370000	29104170280000	29104260010000	29114140330000	29142200030000
29104170370000	29142140020000	29113130450000	29141330060000	29141330090000
29104020270000	29141540070000	29131080150000	29141550440000	29141480260000
29142090110000	29141560110000	29142170020000	29113190060000	29104020130000
29113180090000	29113150600000	29113210130000	29141530110000	29104290130000
29113110500000	29113150500000	29151070300000	29152220170000	29113210120000
29113000500000	29152220100000	29142180450000	29113140050000	29113200040000
29104100030000	29151050280000	29103080280000	29114110480000	29113230110000
29141480250000	29104090080000	29104080180000	29113250250000	29104160220000
29104230250000	29131080110000	29131060220000	29114110540000	29142310140000
29104020260000	29113210110000	29142120050000	29113090520000	29131080130000
29104240110000	29113250220000	29152230090000	29104230220000	29104170200000
29104170180000	29104250090000	29113250180000	29142190340000	29142190310000
29141330370000	29141530440000	29113230020000	29104020240000	29141510310000
29152230120000	29131060360000	29142170040000	29113220180000	29113250010000
29113210210000	29104100090000	29113200060000	29141500350000	29113240110000

29113250070000	29151050270000	29131080050000	29131080060000	29113210200000
29104290110000	29141500310000	29141400090000	29141400040000	29114240220000
29131080070000	29113220060000	29113250130000	29142300170000	29103080190000
29113090500000	29103070570000	29103070500000	29141500150000	29104100340000
29113130470000	29113210070000	29113250290000	29113250270000	29113110580000
29113230220000	29141530470000	29141540100000	29142130160000	29152140830000
29113150530000	29152220080000	29141330270000	29141550100000	29131060060000
29131060070000	29131060370000	29131060410000	29131040070000	29131050020000
29131040080000	29131050060000	29131050050000	29131050070000	29131040090000
29131050030000	29131060030000	29131060190000	29131060320000	29131060110000
29131060050000	29131060390000	29131050080000	29131060180000	29131060160000
29131060330000	29131060290000	29131060400000	29131050010000	29131060420000
29131060120000	29131060340000	29131060380000	29131050040000	29131060040000
29131060170000	29141320110000	29141310260000	29141400120000	29113190040000
29152140840000	29142090040000	29113230010000	29113230050000	29114180180000
29142180400000	29113190080000	29141320210000	29141330050000	29141320200000
29141320190000	29141540060000	29152230260000	29104160160000	29142190160000
29151070270000	29142200080000	29142190210000	29142200300000	29104170240000
29142190170000	29104170260000	29142200110000	29142200040000	29151070260000
29142190250000	29142190200000	29104170300000	29142190220000	29142200050000
29142200130000	29142190230000	29151060250000	29151060330000	29113110520000
29141500250000	29141330080000	29141530200000	29152230100000	29113000450000
29141330120000	29141530490000	29141410130000	29142200200000	29113150560000
29141330110000	29104250070000	29104250120000	29142200220000	29113000430000
29142120070000	29104160250000	29152200200000	29104020120000	29113120640000
29113110590000	29152230190000	29113230040000	29131060280000	29113230120000
29152230110000	29113170030000	29113170020000	29142090080000	29141420320000
29104100180000	29104100160000	29104070510000	29104290230000	29113140110000
29113220010000	29113220030000	29152210190000	29113010510000	29113000570000
29113000560000	29113090490000	29113000400000	29113210080000	29152210180000
29152200280000	29141320180000	29104290310000	29113220220000	29113220100000
29113230060000	29113230070000	29141500280000	29152200060000	29152190210000
29142130190000	29142130220000	29142130250000	29142130200000	29142130230000
29113220210000	29113250020000	29113220170000	29141540190000	29131060080000
29113210090000	29113010450000	29113010480000	29113000510000	29151070330000
29151070350000	29142210110000	29151070250000	29142200280000	29142200020000
29151060320000	29142210170000	29151070340000	29104160310000	29142290160000
29113250260000	29103090640000	29141400170000	29152230280000	29142210050000
29141410290000	29142210040000	29142140190000	29142140150000	29113150490000
29113120660000	29152190220000	29113010410000	29113180130000	29152210150000
29152210130000	29152240050000	29113220040000	29113220080000	29113000520000
29152200270000	29152190230000	29142160190000	29131040040000	29114280260000
29131000190000	29113200070000	29152230180000	29113250120000	29142130210000
29142130240000	29142130260000	29152200240000	29113220230000	29142280030000
29152220030000	29152210020000	29142120060000	29113000480000	29142280080000
29142280120000	29142210140000	29142210160000	29151070320000	29142290150000
29142290080000	29151060350000	29142210150000	29142290300000	29142290100000
29142290090000	29142290270000	29142290210000	29142290370000	29142290380000
29142290250000	29113250060000	29152230240000	29142320060000	29142150170000
29142280020000	29142290390000	29113150430000	29142130270000	29152210170000
29113240120000	29152230230000	29113250170000	29142130180000	29142290060000
29142290120000	29142280050000	29152210010000	29142210130000	29113170010000
29113250110000	29142180370000	29113010440000	29141560230000	29113010430000

29142290340000 29113200080000 29131080020000 29114100370000 29113250160000
29113240080000 29152220090000 29113250300000 29142200100000

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.