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	29142200170000
Property address	15612 PRINCE DR HSE
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
$24,000	**$15,870**	**$8,130**

33.9% of the current assessed value.
Estimated tax effect about $1,724 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 712 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 $14.89 per square foot. This home is assessed at $22.51 per square foot, which is 51% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,066 square feet gives $15,870. 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	1,066 square feet
Land area	8,136 square feet
Year built	1968
Building type	Split Level
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$24,000
Assessed value per square foot	$22.51

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	719
3	Built within 15 years of this home	712
4	Same building type	712
5	Same construction quality grade	712

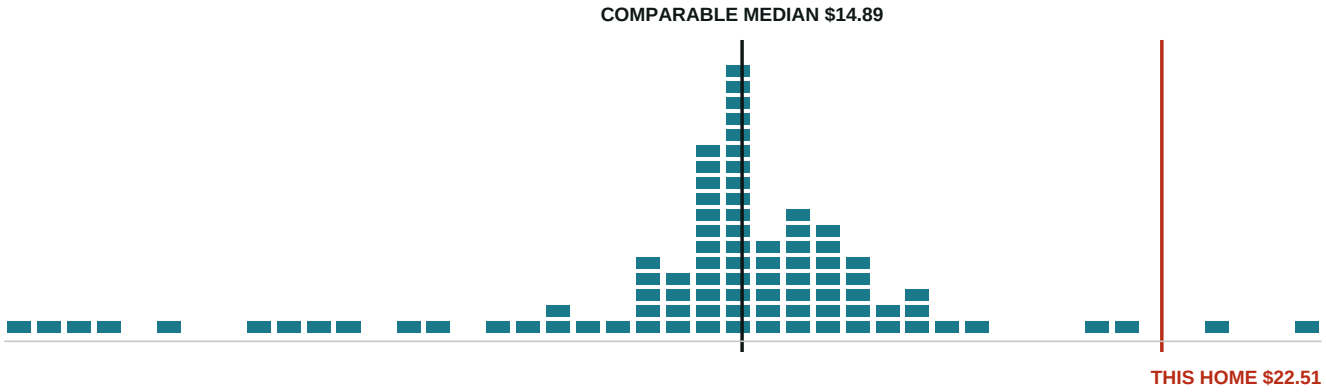
The comparable figure used is the median of all 712 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 712 properties 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	712
Lowest assessed	$1.48 per square foot
25th percentile	$14.31 per square foot
Median	$14.89 per square foot
75th percentile	$15.95 per square foot
Highest assessed	$25.42 per square foot
This home	$22.51 per square foot
Position	assessed above 710 of the 712 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 712 comparables	$14.89
Building area of this home	1,066 sq ft
Median multiplied by building area	**$15,870**
Current total assessed value	$24,000
Difference, the reduction requested	**$8,130**

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 $8,130 in assessed value is worth roughly $1,724 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

712 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 712 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
29104260350000	696 154TH ST	1,064	1970	3	1	$6,483	$6.09
29104260320000	696 154TH ST	1,064	1970	3	1	$9,861	$9.27
29142200180000		1,066	1968	3	1	$16,000	$15.01
29113110510000		1,065	1980	3	1	$16,000	$15.02
29141420370000		1,069	1959	3	1	$17,000	$15.90
29142140160000		1,066	1967	3	1	$17,000	$15.95
29142200010000		1,066	1968	3	1	$17,000	$15.95
29142190240000		1,066	1972	3	1	$17,000	$15.95
29142200240000		1,066	1969	3	1	$17,000	$15.95
29151060240000		1,066	1968	3	1	$17,000	$15.95
29142190150000		1,066	1971	3	1	$17,000	$15.95
29142140210000		1,066	1967	3	1	$17,000	$15.95
29142190180000		1,066	1968	3	1	$17,000	$15.95
29142190270000		1,066	1970	3	1	$17,000	$15.95
29151060310000		1,066	1969	3	1	$17,000	$15.95
29151070280000		1,066	1969	3	1	$17,000	$15.95
29104000370000		1,066	1967	3	1	$17,000	$15.95
29151060280000		1,066	1969	3	1	$17,000	$15.95
29151060260000		1,066	1968	3	1	$17,000	$15.95
29142200060000		1,066	1968	3	1	$17,000	$15.95
29151070290000		1,066	1970	3	1	$17,000	$15.95
29142200070000		1,066	1969	3	1	$17,000	$15.95
29142200290000		1,066	1969	3	1	$17,000	$15.95
29142200120000		1,066	1970	3	1	$17,000	$15.95
29104260440000		1,064	1970	3	1	$17,000	$15.98
29104260400000		1,064	1970	3	1	$17,000	$15.98
29104260420000		1,064	1972	3	1	$17,000	$15.98
29142140260000		1,066	1967	3	1	$18,000	$16.89
29151060300000		1,066	1970	3	2	$18,000	$16.89
29151070310000		1,066	1969	3	1	$18,000	$16.89
29142150140000		1,066	1967	3	1	$18,000	$16.89
29142290140000		1,066	1970	3	1	$18,000	$16.89
29142290130000		1,066	1971	3	1	$18,000	$16.89
29142140270000		1,066	1967	3	1	$18,000	$16.89
29151060270000		1,066	1968	3	1	$18,000	$16.89
29142200190000		1,066	1967	3	1	$18,000	$16.89
29142140180000		1,066	1970	3	1	$18,000	$16.89
29142280100000		1,066	1971	3	1	$18,000	$16.89
29142290170000		1,066	1970	3	1	$18,000	$16.89
29142290110000		1,066	1970	3	1	$18,000	$16.89

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
29142290050000		1,066	1970	3	1	$18,000	$16.89
29142290260000		1,066	1970	3	1	$18,000	$16.89
29142290070000		1,066	1970	3	1	$18,000	$16.89
29142290190000		1,066	1970	3	1	$18,001	$16.89
29142280110000		1,066	1969	3	1	$18,001	$16.89
29142150130000		1,066	1967	3	1	$18,001	$16.89
29142290040000		1,066	1970	3	1	$18,001	$16.89
29151060290000		1,066	1968	3	2	$19,000	$17.82
29142150150000		1,066	1969	3	2	$19,000	$17.82
29142150160000		1,066	1967	3	1	$19,000	$17.82
29142290310000		1,066	1970	3	1	$19,000	$17.82
29142280090000		1,066	1969	3	1	$19,000	$17.82
29142150180000		1,066	1967	3	1	$19,000	$17.82
29142290360000		1,066	1969	3	1	$19,000	$17.82
29142280070000		1,066	1972	3	1	$19,001	$17.82
29142290200000		1,066	1970	3	1	$19,001	$17.82
29142290220000		1,066	1970	3	1	$19,001	$17.82
29142290230000		1,066	1970	3	1	$19,001	$17.82
29142290240000		1,066	1968	3	1	$19,001	$17.82
29141410360000		1,064	1961	3	1	$19,280	$18.12
29142200170000	**15612 PRINCE DR HSE**	**1,066**	**1968**	**3**	**2**	**$24,000**	**$22.51**

Median of all 712 comparables: $14.89 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 712 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	29104260360000	29104180100000	29104160350000
29104180400000	29104100390000	29114110570000	29114060370000	29104260350000
29104240400000	29104240320000	29104260240000	29104260230000	29114060360000
29104260320000	29114110280000	29104100320000	29104160010000	29104180330000
29114280280000	29114280290000	29114260250000	29114280310000	29114280430000
29114290210000	29114290170000	29114290180000	29114290220000	29114290150000
29114280370000	29142320070000	29142320110000	29142320140000	29104240250000
29113000360000	29103090160000	29114280040000	29114280020000	29142310010000
29103090530000	29141320150000	29104180420000	29104160100000	29114110370000
29103090430000	29103090440000	29103090450000	29141310190000	29104170150000
29104170120000	29104000300000	29114150330000	29114110410000	29114150350000
29114110560000	29114150370000	29113110600000	29114270270000	29131090040000
29142300080000	29104080140000	29104080130000	29104230180000	29141310170000
29114290080000	29113150570000	29114270100000	29142310060000	29142310020000
29141380130000	29113120650000	29114150390000	29104170310000	29114100330000
29141340380000	29114290190000	29114290200000	29104260070000	29104230200000
29104080160000	29104230230000	29141320030000	29142320050000	29142300010000
29142320150000	29142320130000	29142320040000	29142320100000	29142320120000
29104260110000	29142320030000	29104080170000	29104250390000	29104110270000
29114240420000	29104110250000	29114110600000	29113120580000	29113000370000
29104240200000	29104240160000	29142300100000	29114100360000	29114070360000
29142310100000	29104260250000	29141320170000	29141310250000	29141310180000
29141320060000	29141320120000	29141320080000	29141400130000	29141400050000
29141320100000	29104100360000	29103070510000	29103070550000	29141350160000
29104180430000	29114150380000	29142310120000	29104170140000	29104100220000
29141320070000	29141400080000	29131080160000	29104150400000	29142300090000
29141320050000	29142300020000	29141330020000	29141330030000	29141320250000
29141320160000	29141320240000	29141330040000	29104250380000	29104180370000
29104170280000	29104260010000	29114140330000	29142200030000	29104170370000
29141330060000	29141330090000	29104020270000	29141540070000	29104020130000
29113150600000	29104290130000	29113110500000	29113150500000	29104240010000
29104180110000	29113140050000	29104100030000	29114110480000	29104090080000
29104080180000	29104160220000	29104230250000	29131080110000	29131060220000
29114110540000	29142310140000	29104020260000	29104240330000	29113090520000
29131080130000	29104240110000	29113250220000	29104230220000	29104170200000
29104170180000	29104250090000	29104020240000	29114150590000	29114110610000
29114110550000	29114140390000	29104160270000	29104160290000	29113220180000
29113250010000	29142300070000	29104100090000	29104290110000	29142210120000
29142310130000	29114100420000	29142300140000	29114100350000	29114140350000
29142310080000	29114140360000	29114110400000	29114140380000	29114140580000
29114150400000	29114140540000	29114110470000	29141400010000	29141400090000
29114100450000	29114100500000	29114100530000	29114140320000	29114150510000
29114100560000	29114140590000	29114260220000	29114100490000	29142310040000
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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.

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