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	29173180530000
Property address	15809 ASHLAND AVE
Township	Thornton (37)
Assessor neighborhood	37070
Property class	204 Single-family, large lot
Assessment stage	Mailed value for 2026

ASSESSED NOW

$12,494

32.1% of the current assessed value.

COMPARABLES IMPLY

$8,482

REDUCTION REQUESTED

$4,012

Estimated tax effect about $851 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 11 other properties in assessor neighborhood 37070 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 $3.73 per square foot. This home is assessed at $5.50 per square foot, which is 47% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,273 square feet gives $8,482. 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	2,273 square feet
Land area	5,363 square feet
Year built	1962
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Crawl
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$12,494
Assessed value per square foot	$5.50

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	82
2	Building area within 15% of this home	38
3	Built within 15 years of this home	15
4	Same building type	11
5	Same construction quality grade	11

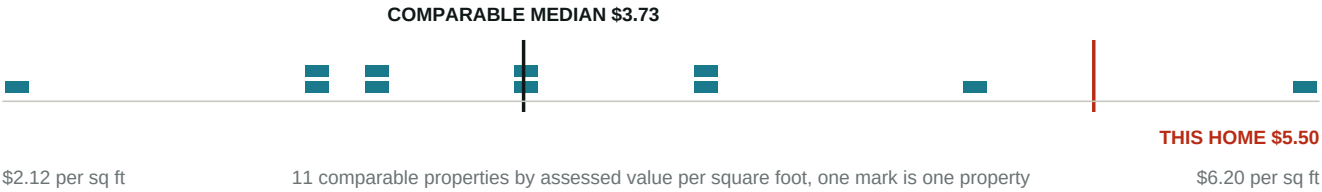
The comparable figure used is the median of all 11 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 11 properties 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	11
Lowest assessed	$2.12 per square foot
25th percentile	$3.21 per square foot
Median	$3.73 per square foot
75th percentile	$4.30 per square foot
Highest assessed	$6.20 per square foot
This home	$5.50 per square foot
Position	assessed above 10 of the 11 comparable properties, the 91st percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 11 comparables	$3.73
Building area of this home	2,273 sq ft
Median multiplied by building area	**$8,482**
Current total assessed value	$12,494
Difference, the reduction requested	**$4,012**

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 $4,012 in assessed value is worth roughly $851 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 11 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
29173180060000	15809 ASHLAND AVE	2,273	1962	3	2	$4,815	$2.12
29074300230000	15020 ASHLAND AVE	2,372	1961	4	2	$7,405	$3.12
29074300240000	15020 ASHLAND AVE	2,372	1961	4	2	$7,405	$3.12
29083200310000	15022 LOOMIS AVE	2,125	1956	5	2	$7,000	$3.29
29083200300000	15022 LOOMIS AVE	2,125	1956	5	2	$7,000	$3.29
29074300270000	15028 ASHLAND AVE	2,441	1957	5	2	$9,109	$3.73
29074300280000	15028 ASHLAND AVE	2,441	1957	5	2	$9,109	$3.73
29173180110000	15821 ASHLAND AVE	2,000	1966	4	2	$8,594	$4.30
29173180100000	15821 ASHLAND AVE	2,000	1966	4	2	$8,594	$4.30
29183030170000	211 W 156TH ST	2,549	1964	4	2	$13,001	$5.10
29173180530000	**15809 ASHLAND AVE**	**2,273**	**1962**	**3**	**2**	**$12,494**	**$5.50**
29182150370000	15246 ASHLAND AVE	1,937	1961	4	2	$12,001	$6.20

Median of all 11 comparables: $3.73 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 37070, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 11 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.

29173180060000 29074300230000 29074300240000 29083200310000 29083200300000
29074300270000 29074300280000 29173180110000 29173180100000 29183030170000
29182150370000

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.