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	29211180030000
Property address	15920 CAROL AVE
Township	Thornton (37)
Assessor neighborhood	37130
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$17,000

35.8% of the current assessed value.

COMPARABLES IMPLY

$10,923

Estimated tax effect about $1,289 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,077

SECTION 1

The argument in one paragraph

The Assessor values 497 other properties in assessor neighborhood 37130 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 $9.62 per square foot. This home is assessed at $14.96 per square foot, which is 56% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,136 square feet gives $10,923. 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	1,136 square feet
Land area	6,500 square feet
Year built	1957
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$17,000
Assessed value per square foot	$14.96

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	918
2	Building area within 15% of this home	707
3	Built within 15 years of this home	566
4	Same building type	499
5	Same construction quality grade	497

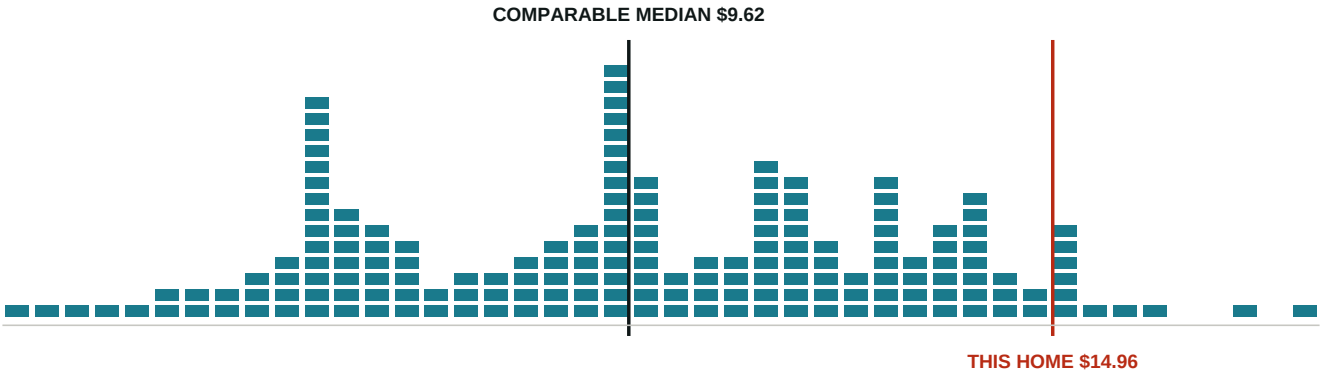
The comparable figure used is the median of all 497 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 497 properties 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	497
Lowest assessed	$1.71 per square foot
25th percentile	$6.61 per square foot
Median	$9.62 per square foot
75th percentile	$12.28 per square foot
Highest assessed	$18.33 per square foot
This home	$14.96 per square foot
Position	assessed above 474 of the 497 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 497 comparables	$9.62
Building area of this home	1,136 sq ft
Median multiplied by building area	**$10,923**
Current total assessed value	$17,000
Difference, the reduction requested	**$6,077**

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 $6,077 in assessed value is worth roughly $1,289 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

497 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 497 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
29301310020000	2019 W 170TH ST HSE	1,120	1952	3	1	$3,747	$3.35
29211090300000	16120 WALLACE ST	1,122	1949	3	1	$4,039	$3.60
29302270200000	17069 WOOD BLVD	1,136	1952	3	1	$6,018	$5.30
29302270190000	17069 WOOD BLVD	1,136	1952	3	1	$6,044	$5.32
29301290150000		1,149	1954	3	1	$6,543	$5.69
29301290140000		1,149	1954	3	1	$6,543	$5.69
29301060060000		1,140	1954	3	1	$6,525	$5.72
29301060050000		1,140	1954	3	1	$6,525	$5.72
29302110110000		1,126	1962	3	1	$6,599	$5.86
29302110010000		1,126	1962	3	1	$6,600	$5.86
29302110020000		1,126	1962	3	1	$6,600	$5.86
29302110100000		1,126	1962	3	1	$6,601	$5.86
29302250220000		1,128	1972	3	1	$7,043	$6.24
29302250210000		1,128	1972	3	1	$7,043	$6.24
29301250210000		1,120	1956	3	1	$7,043	$6.29
29301250220000		1,120	1956	3	1	$7,043	$6.29
29211090310000		1,122	1949	3	1	$9,056	$8.07
29301310010000		1,120	1952	3	1	$9,222	$8.23
29301130070000		1,152	1949	3	1	$10,000	$8.68
29301110320000		1,150	1954	2	1	$10,000	$8.70
29301020310000		1,142	1953	3	1	$10,000	$8.76
29301060150000		1,140	1953	3	1	$10,000	$8.77
29301030250000		1,150	1948	3	1	$12,000	$10.43
29213130270000		1,144	1952	3	1	$12,000	$10.49
29301040300000		1,140	1953	3	1	$12,000	$10.53
29301140060000		1,137	1951	3	1	$12,000	$10.55
29301100250000		1,134	1957	3	1	$12,000	$10.58
29301220430000		1,126	1947	3	1	$12,000	$10.66
29213090270000		1,122	1956	3	1	$12,000	$10.70
29301100160000		1,120	1956	3	1	$12,000	$10.71
29302000090000		1,150	1960	3	1	$13,000	$11.30
29213080440000		1,144	1952	3	1	$13,000	$11.36
29301020190000		1,140	1953	3	1	$13,000	$11.40
29301010310000		1,134	1956	3	1	$13,000	$11.46
29301140030000		1,126	1955	3	1	$13,000	$11.55
29211010570000		1,124	1955	2	1	$13,000	$11.57
29163140160000		1,136	1967	3	1	$14,001	$12.32
29213130280000		1,134	1957	3	1	$14,000	$12.35
29163040320000		1,130	1956	3	1	$14,001	$12.39
29211010330000		1,152	1967	3	1	$16,001	$13.89

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
29211010340000		1,152	1968	3	1	$16,001	$13.89
29211080470000		1,150	1954	3	1	$16,000	$13.91
29163170210000		1,150	1968	3	1	$16,000	$13.91
29211040400000		1,148	1959	3	1	$16,000	$13.94
29163170170000		1,148	1960	3	1	$16,000	$13.94
29211180040000		1,136	1957	3	1	$16,000	$14.08
29211180090000		1,136	1957	3	1	$16,000	$14.08
29211040220000		1,132	1957	3	1	$16,001	$14.14
29211030800000		1,131	1962	3	1	$16,000	$14.15
29213140300000		1,125	1959	3	1	$16,000	$14.22
29301050190000		1,144	1954	3	2	$17,000	$14.86
29213010100000		1,138	1969	3	1	$17,000	$14.94
29211180080000		1,136	1957	3	1	$17,000	$14.96
29211180140000		1,136	1958	3	1	$17,000	$14.96
29211180030000	**15920 CAROL AVE**	**1,136**	**1957**	**3**	**1**	**$17,000**	**$14.96**
29211040190000		1,136	1957	3	1	$17,001	$14.97
29211040170000		1,136	1957	3	1	$17,001	$14.97
29211040130000		1,134	1957	3	1	$17,001	$14.99
29213130340000		1,125	1964	3	1	$17,001	$15.11
29211190100000		1,122	1960	3	1	$17,001	$15.15
29213080370000		1,152	1963	3	1	$21,000	$18.23

Median of all 497 comparables: $9.62 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 37130, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 497 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.

29301290190000	29301000180000	29301150170000	29301250170000	29301250150000
29301030340000	29301070280000	29163080180000	29301310020000	29213090070000
29211090300000	29163150150000	29301240180000	29301280350000	29301280360000
29301280370000	29301170290000	29301290160000	29301000020000	29301000250000
29163110050000	29163030470000	29211090280000	29301100290000	29301080070000
29301080060000	29301190250000	29301000050000	29301180020000	29301180010000
29301270370000	29301270380000	29301200050000	29213080020000	29301000140000
29301000170000	29301000190000	29301000200000	29163160020000	29302270200000
29301020060000	29301020050000	29302270190000	29213080010000	29301250320000
29301250310000	29301170130000	29301170120000	29301210390000	29301210380000
29302190240000	29302190230000	29302190100000	29302190090000	29301290170000
29301180270000	29301180280000	29292030280000	29301070220000	29301070230000
29301080140000	29301080150000	29301150240000	29301150230000	29301040080000
29301040070000	29301200440000	29301200450000	29302240220000	29301290150000
29301290140000	29301060060000	29301060050000	29301200140000	29301200150000
29163090090000	29301060040000	29301150320000	29301150330000	29301060030000
29292030270000	29301050050000	29301050060000	29301250160000	29302110110000
29302110010000	29302110020000	29302110100000	29302240330000	29302240340000
29301170230000	29301170240000	29292040110000	29292040120000	29301080130000
29301080120000	29211090430000	29211090440000	29301080040000	29301000040000
29301080050000	29301000030000	29301240320000	29301240330000	29301260220000
29301260230000	29302250220000	29302250210000	29292030250000	29301250210000
29301250220000	29292040170000	29292040180000	29301170260000	29301170250000
29301180370000	29301180380000	29211010140000	29211010150000	29163040140000
29163040130000	29302240230000	29301190240000	29301080170000	29301080160000
29301220040000	29301220030000	29213000350000	29213010030000	29213010020000
29213010080000	29213010070000	29292030260000	29301000060000	29301200060000
29292040250000	29301150180000	29213000280000	29292040240000	29213000270000
29301000160000	29301000130000	29301240170000	29211090290000	29163160030000
29301100110000	29163150190000	29211030310000	29211030320000	29163150200000
29301100200000	29163150130000	29163150120000	29301170300000	29163110060000
29301140150000	29301000010000	29301070090000	29301120150000	29301020110000
29163090080000	29211090310000	29301310010000	29301090080000	29301300500000
29301110100000	29301120240000	29301030160000	29301130060000	29301090160000
29301120200000	29301030190000	29301130030000	29301150120000	29163030460000
29163070280000	29301290180000	29301140050000	29301280520000	29301070290000
29301130070000	29301110320000	29301020310000	29301060150000	29301070080000
29301280460000	29301020210000	29301000260000	29301280440000	29301300510000
29301000330000	29301010300000	29213130040000	29302010380000	29301080240000
29301140270000	29301030150000	29301140190000	29301140200000	29301150020000
29301020200000	29301120170000	29163130030000	29301120260000	29301110290000
29301060240000	29301010380000	29213000340000	29301280490000	29301080010000
29301140130000	29301090170000	29301100070000	29301120120000	29301090180000
29301100170000	29301020130000	29301130150000	29301010270000	29301080270000
29301020290000	29301020320000	29301090210000	29301080390000	29301090200000

29301000300000	29301010390000	29301020250000	29301110120000	29301080300000
29301130100000	29301150110000	29301080340000	29301080280000	29301100260000
29301010190000	29301020230000	29301010250000	29301100040000	29301100190000
29213090250000	29301170200000	29302140150000	29301090310000	29292040140000
29301120020000	29301170550000	29301140090000	29301040210000	29302200440000
29163080170000	29301010350000	29301050110000	29301260500000	29301080430000
29163170270000	29301010180000	29301150140000	29301170530000	29301090020000
29301060190000	29301020240000	29301120210000	29301020170000	29301090010000
29301030200000	29301030210000	29302230430000	29301050240000	29213130080000
29213130050000	29302190430000	29301020280000	29301040330000	29301160520000
29213020210000	29213130100000	29301110060000	29301020120000	29301020150000
29301020220000	29301040370000	29301010220000	29301060400000	29301030250000
29213130270000	29301040300000	29301140060000	29301100250000	29301220430000
29213090270000	29301100160000	29211130690000	29301150080000	29213020180000
29213010110000	29213100390000	29301140210000	29301090060000	29213080270000
29301170270000	29163150140000	29301150390000	29213130240000	29301010230000
29301260490000	29213030400000	29213030290000	29213000400000	29213040030000
29213120310000	29213120300000	29213130020000	29301050340000	29211120630000
29301040280000	29302010540000	29302000090000	29301030330000	29301010260000
29301000340000	29301010240000	29301100060000	29301080440000	29213080440000
29163170130000	29163170140000	29301020190000	29301220510000	29213090010000
29211190160000	29163120150000	29301010310000	29301060200000	29301160510000
29301140030000	29301220360000	29211010570000	29163140270000	29163030230000
29213000380000	29213090080000	29301310460000	29301110160000	29301050160000
29301120280000	29301150100000	29213140060000	29301050280000	29213040400000
29213130310000	29211140100000	29211000700000	29213000440000	29213000430000
29301100240000	29292030370000	29301110140000	29213040430000	29213030280000
29301080420000	29302000380000	29213080310000	29213000330000	29301120090000
29302010530000	29302010550000	29213030410000	29302010510000	29301140020000
29211080120000	29163070360000	29301080260000	29213120290000	29213150070000
29163140160000	29213130280000	29163040320000	29213040020000	29301160490000
29213130320000	29163130020000	29213130300000	29213030300000	29211070610000
29301220490000	29301140070000	29301210480000	29213100340000	29211190080000
29211030730000	29211030720000	29213140270000	29213040440000	29163170150000
29213010010000	29211180150000	29163170190000	29163170220000	29213080380000
29213120320000	29211010370000	29211190130000	29211190040000	29213140290000
29163170180000	29211080160000	29163130060000	29213080330000	29213080360000
29163130040000	29211190220000	29213120440000	29163130050000	29211010360000
29211040310000	29211190050000	29211190200000	29302010520000	29302010500000
29211180120000	29211180160000	29213120280000	29211040270000	29211040250000
29211040240000	29211190060000	29213120240000	29211140180000	29211010610000
29211010620000	29211190150000	29211040260000	29211010630000	29211190090000
29211180130000	29211180180000	29211040210000	29211180170000	29211040200000
29211030770000	29211030780000	29211040110000	29213090130000	29213080390000
29213080400000	29211010330000	29211010340000	29211080470000	29163170210000
29211040400000	29163170170000	29211190030000	29211180040000	29211180090000
29211040220000	29211030800000	29214010240000	29213140300000	29211040230000
29211060190000	29211190120000	29211190140000	29211040360000	29211040280000
29211050230000	29213030310000	29211040160000	29211040180000	29213120480000
29211190110000	29301050190000	29213010100000	29213080320000	29211180080000
29211180140000	29211040190000	29211040170000	29211040130000	29213120430000
29211080110000	29301080380000	29213130340000	29211040100000	29211190100000
29211180110000	29211190190000	29301130140000	29211040140000	29211140200000

29211040150000 29211010600000 29211060220000 29214010630000 29213080280000
29213080370000 29213040420000

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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