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	24023190110000
Property address	9353 S LAWNDALE AVE HSE
Township	Worth (39)
Assessor neighborhood	39080
Property class	204 Single-family, large lot
Assessment stage	Certified value for 2026

ASSESSED NOW

$39,000

15.2% of the current assessed value.

COMPARABLES IMPLY

$33,081

Estimated tax effect about $1,255 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,919

SECTION 1

The argument in one paragraph

The Assessor values 116 other properties in assessor neighborhood 39080 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 $14.69 per square foot. This home is assessed at $17.32 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,252 square feet gives $33,081. 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	2,252 square feet
Land area	7,675 square feet
Year built	1950
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$39,000
Assessed value per square foot	$17.32

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	423
2	Building area within 15% of this home	272
3	Built within 15 years of this home	230
4	Same building type	117
5	Same construction quality grade	116

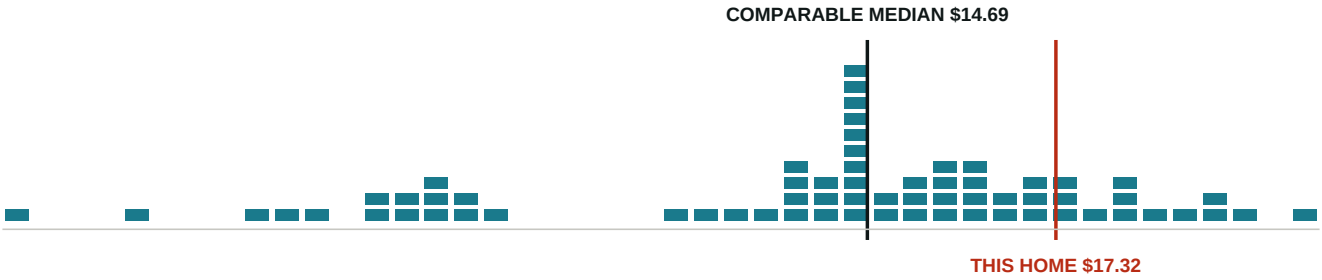
The comparable figure used is the median of all 116 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 116 properties 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	116
Lowest assessed	$2.63 per square foot
25th percentile	$13.52 per square foot
Median	$14.69 per square foot
75th percentile	$16.66 per square foot
Highest assessed	$20.99 per square foot
This home	$17.32 per square foot
Position	assessed above 96 of the 116 comparable properties, the 83rd percentile



$2.63 per sq ft — 116 comparable properties by assessed value per square foot, one mark is 2 properties — $20.99 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 116 comparables	$14.69
Building area of this home	2,252 sq ft
Median multiplied by building area	**$33,081**
Current total assessed value	$39,000
Difference, the reduction requested	**$5,919**

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 $5,919 in assessed value is worth roughly $1,255 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

116 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 116 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
24114150260000	10204 S SAWYER AVE	2,420	1954	3	1	$15,339	$6.34
24104160040000	10209 S KILDARE AVE	2,114	1951	4	2	$14,486	$6.85
24104090010000	10101 S KOLIN AVE	2,102	1954	5	2	$16,113	$7.67
24104090020000	10101 S KOLIN AVE	2,102	1954	5	2	$16,280	$7.75
24023130180000	9245 S MILLARD AVE	2,027	1948	3	1	$16,497	$8.14
24023130170000	9245 S MILLARD AVE	2,027	1948	3	1	$16,497	$8.14
24104100290000	10120 S TRIPP AVE	2,193	1955	4	2	$18,253	$8.32
24104100300000	10120 S TRIPP AVE	2,193	1955	4	2	$18,253	$8.32
24111130150000	9641 S RIDGEWAY AVE	2,173	1948	4	2	$19,267	$8.87
24111130140000	9641 S RIDGEWAY AVE	2,173	1948	4	2	$19,267	$8.87
24114150250000	10204 S SAWYER AVE	2,420	1954	3	1	$21,560	$8.91
24111090210000	9600 S SPRINGFIELD AVE	2,276	1955	4	2	$21,180	$9.31
24111090220000	9600 S SPRINGFIELD AVE	2,276	1955	4	2	$21,267	$9.34
24104160030000	10209 S KILDARE AVE	2,114	1951	4	2	$19,991	$9.46
24104200320000	4320 W 99TH PL	2,256	1947	3	1	$29,001	$12.86
24104200460000	4216 W 99TH PL	2,112	1948	3	1	$28,001	$13.26
24104200430000	4228 W 99TH PL	2,369	1947	5	2	$32,001	$13.51
24104200250000	4201 W 99TH ST	2,219	1947	4	2	$30,001	$13.52
24104220480000	4208 W 100TH ST HSE	2,050	1949	3	2	$28,001	$13.66
24104220410000	4236 W 100TH ST	2,113	1948	2	2	$29,001	$13.73
24104200480000	4208 W 99TH PL	2,028	1947	3	1	$28,001	$13.81
24104230270000	4108 W 100TH ST	2,095	1948	3	1	$29,001	$13.84
24104220390000	4244 W 100TH ST	2,160	1948	4	2	$30,001	$13.89
24104210390000	4012 W 99TH PL	2,219	1949	4	2	$31,000	$13.97
24104210150000	4037 W 99TH ST	2,048	1947	4	1	$29,001	$14.16
24104230370000	4020 W 100TH ST	2,034	1948	3	2	$29,001	$14.26
24104200240000	4205 W 99TH ST	2,027	1947	5	2	$29,001	$14.31
24104200510000	4312 W 99TH PL	2,095	1947	3	2	$30,001	$14.32
24111220180000	9755 S LAWNDALE AVE	2,227	1939	3	1	$32,000	$14.37
24104220370000	4300 W 100TH ST	2,052	1947	4	2	$30,001	$14.62
24104220360000	4304 W 100TH ST HSE	2,025	1947	4	3	$29,713	$14.67
24104220520000	4309 W 99TH PL	2,040	1947	3	2	$30,001	$14.71
24111110350000		2,309	1953	4	2	$34,000	$14.72
24104220070000		2,098	1947	4	2	$31,001	$14.78
24023180450000		2,396	1954	4	2	$36,000	$15.03
24154120040000		2,047	1954	3	1	$31,000	$15.14
24104220490000		2,470	1948	4	2	$38,001	$15.39
24154110020000		2,338	1953	4	2	$36,000	$15.40
24114040280000		2,393	1953	5	2	$37,000	$15.46
24114320080000		2,298	1950	3	1	$36,000	$15.67

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24023240550000		2,211	1954	3	1	$35,000	$15.83
24111070490000		2,082	1950	2	1	$33,000	$15.85
24023260580000		2,390	1956	4	2	$38,000	$15.90
24023190030000		2,105	1955	4	1	$34,000	$16.15
24154060180000		2,339	1954	4	2	$38,001	$16.25
24154070130000		2,151	1953	4	2	$35,000	$16.27
24154100160000		2,200	1953	4	2	$36,001	$16.36
24114160500000		2,075	1949	3	1	$34,000	$16.39
24152150200000		2,461	1960	3	2	$41,001	$16.66
24154060090000		2,039	1954	3	2	$34,001	$16.68
24112030360000		2,114	1947	4	2	$36,000	$17.03
24111190430000		2,028	1938	3	2	$35,011	$17.26
24023190110000	**9353 S LAWNDALE AVE HSE**	**2,252**	**1950**	**4**	**2**	**$39,000**	**$17.32**
24023260560000		2,035	1959	4	2	$35,493	$17.44
24112060660000		2,090	1937	3	1	$37,000	$17.70
24111290180000		2,254	1956	5	2	$40,000	$17.75
24111050140000		2,207	1940	4	2	$40,000	$18.12
24112100410000		2,027	1953	3	2	$39,000	$19.24
24112060260000		2,326	1950	3	1	$45,000	$19.35
24154050300000		2,066	1954	4	3	$40,656	$19.68
24112111260000		2,158	1956	4	3	$43,001	$19.93

Median of all 116 comparables: $14.69 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39080, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 116 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.

24111130040000	24112100390000	24114150260000	24111110200000	24104160040000
24104090010000	24104090020000	24111310080000	24111310090000	24023130180000
24023130170000	24104100290000	24104100300000	24111300260000	24111300270000
24111150310000	24111150320000	24111130150000	24111130140000	24114150250000
24111110190000	24111090210000	24111090220000	24104160030000	24112100050000
24111130030000	24104200320000	24104200460000	24104200430000	24104200250000
24104220480000	24104220410000	24104200480000	24104230270000	24104200220000
24104220390000	24104210390000	24104230350000	24104210150000	24104210190000
24104230370000	24104200240000	24104200510000	24104230340000	24111220180000
24104200380000	24104230260000	24104220240000	24104220500000	24023060300000
24104200270000	24104220300000	24104230360000	24104200190000	24104210100000
24104210040000	24104220370000	24104220360000	24104220520000	24104220420000
24111110350000	24104220070000	24104210280000	24023180450000	24154120040000
24104230330000	24104220460000	24104220490000	24154110020000	24114040280000
24104230250000	24114320080000	24112100320000	24154060190000	24023240550000
24111070490000	24023260580000	24023080190000	24023190030000	24112020560000
24111300520000	24154060180000	24154070130000	24154100160000	24114160500000
24111190460000	24152150200000	24154060090000	24112060590000	24112030360000
24112050370000	24112120600000	24111280240000	24112130350000	24111190430000
24023260590000	24023260560000	24112130380000	24111100540000	24112060660000
24111290180000	24111050140000	24154080240000	24114240170000	24114100040000
24114180230000	24154080320000	24154180220000	24023130500000	24112100410000
24112060260000	24152060410000	24152060440000	24154050300000	24112111260000
24154160410000				

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.