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	24111190510000
Property address	9712 S HAMLIN AVE
Township	Worth (39)
Assessor neighborhood	39080
Property class	206 Single-family, split level
Assessment stage	Certified value for 2026

ASSESSED NOW

$48,000

18.7% of the current assessed value.

COMPARABLES IMPLY

$39,016

Estimated tax effect about $1,906 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,984

SECTION 1

The argument in one paragraph

The Assessor values 129 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 $16.10 per square foot. This home is assessed at $19.81 per square foot, which is 23% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,423 square feet gives $39,016. 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	2,423 square feet
Land area	5,580 square feet
Year built	1939
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	4
Full bathrooms	3
Half bathrooms	None recorded

Total assessed value	$48,000
Assessed value per square foot	$19.81

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	270
2	Building area within 15% of this home	186
3	Built within 15 years of this home	131
4	Same building type	130
5	Same construction quality grade	129

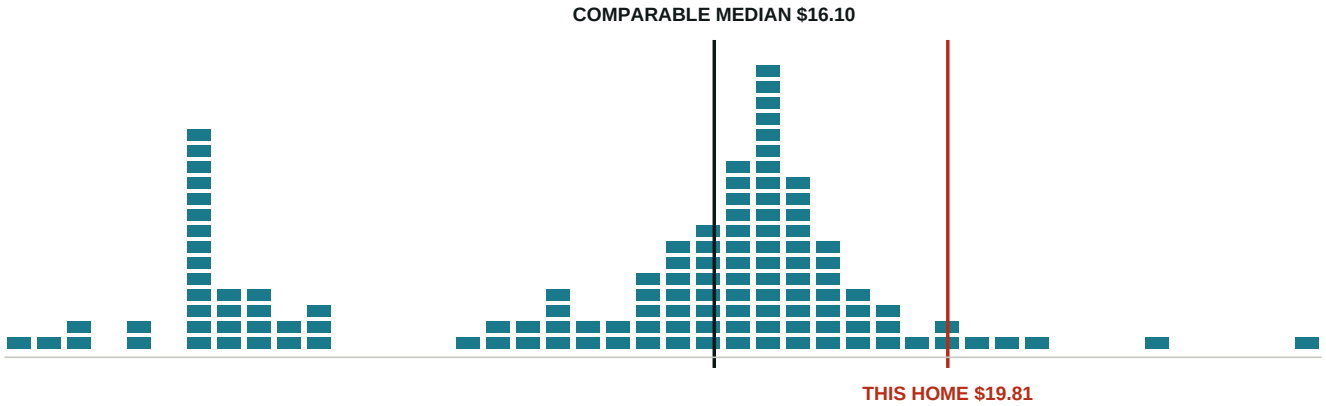
The comparable figure used is the median of all 129 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 129 properties 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	129
Lowest assessed	$4.83 per square foot
25th percentile	$10.04 per square foot
Median	$16.10 per square foot
75th percentile	$17.38 per square foot
Highest assessed	$25.74 per square foot
This home	$19.81 per square foot
Position	assessed above 122 of the 129 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 129 comparables	$16.10
Building area of this home	2,423 sq ft
Median multiplied by building area	**$39,016**
Current total assessed value	$48,000
Difference, the reduction requested	**$8,984**

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 $8,984 in assessed value is worth roughly $1,906 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

129 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 129 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
24111200360000	9742 S RIDGEWAY AVE	2,282	1938	4	2	$11,027	$4.83
24111030110000	9515 S AVERS AVE	2,545	1954	6	3	$15,374	$6.04
24023130340000	9220 S CENTRAL PARK AVE	2,404	1952	4	2	$19,497	$8.11
24023130330000	9220 S CENTRAL PARK AVE	2,404	1952	4	2	$19,497	$8.11
24104100340000	10142 S TRIPP AVE	2,310	1950	4	2	$18,753	$8.12
24104100330000	10142 S TRIPP AVE	2,310	1950	4	2	$18,753	$8.12
24111130080000	9623 S RIDGEWAY AVE	2,340	1950	6	1	$20,267	$8.66
24111130090000	9623 S RIDGEWAY AVE	2,340	1950	6	1	$20,267	$8.66
24114150280000	10208 S SAWYER AVE	2,296	1948	5	2	$19,949	$8.69
24114150270000	10208 S SAWYER AVE	2,296	1948	5	2	$19,949	$8.69
24111230260000	9710 S CENTRAL PARK AVE	2,486	1951	5	3	$22,890	$9.21
24111230250000	9710 S CENTRAL PARK AVE	2,486	1951	5	3	$22,890	$9.21
24111110380000	9654 S HAMLIN AVE	2,434	1951	4	2	$24,429	$10.04
24111030120000	9515 S AVERS AVE	2,545	1954	6	3	$31,160	$12.24
24104220400000	4240 W 100TH ST	2,391	1948	5	1	$31,001	$12.97
24104220030000	4337 W 99TH PL	2,518	1948	4	2	$34,001	$13.50
24104230090000	4105 W 99TH PL	2,395	1946	4	2	$33,812	$14.12
24111200350000	9742 S RIDGEWAY AVE	2,282	1938	4	2	$33,507	$14.68
24114210070000	10025 S TRUMBULL AVE	2,457	1942	4	2	$37,000	$15.06
24023060290000	9220 S HARDING AVE	2,361	1953	5	2	$36,000	$15.25
24114070310000	UNKNOWN	2,440	1950	3	1	$38,000	$15.57
24152080050000	4017 W 106TH PL	2,503	1952	4	3	$39,001	$15.58
24112130390000		2,433	1950	4	2	$39,000	$16.03
24152090080000		2,307	1953	3	2	$37,001	$16.04
24114210280000		2,550	1942	4	2	$41,000	$16.08
24111170500000		2,486	1940	4	2	$40,000	$16.09
24111210440000		2,422	1940	4	2	$39,000	$16.10
24111110430000		2,526	1950	3	2	$41,000	$16.23
24112060070000		2,360	1945	6	2	$38,368	$16.26
24023110350000		2,398	1951	3	3	$39,000	$16.26
24112100530000		2,378	1949	5	2	$39,000	$16.40
24112080630000		2,561	1952	4	3	$42,065	$16.43
24114260050000		2,549	1951	4	2	$42,000	$16.48
24111260030000		2,354	1948	4	2	$39,000	$16.57
24111020400000		2,410	1950	4	2	$40,000	$16.60
24111270090000		2,285	1941	4	2	$38,000	$16.63
24111290240000		2,523	1939	5	2	$42,000	$16.65
24112110620000		2,446	1953	5	2	$41,000	$16.76
24023160440000		2,444	1954	5	2	$41,000	$16.78
24112070510000		2,390	1950	4	3	$40,125	$16.79

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24114130560000		2,378	1950	6	2	$40,000	$16.82
24114060170000		2,554	1948	3	3	$43,000	$16.84
24112030500000		2,430	1947	4	2	$41,000	$16.87
24112110630000		2,479	1948	4	2	$42,000	$16.94
24111140490000		2,400	1950	3	2	$41,000	$17.08
24114230070000		2,531	1950	5	3	$44,000	$17.38
24112110750000		2,405	1953	4	2	$42,000	$17.46
24023140520000		2,346	1954	5	3	$41,000	$17.48
24114050190000		2,288	1951	4	2	$40,001	$17.48
24112060300000		2,400	1929	4	1	$42,000	$17.50
24112070010000		2,423	1931	5	2	$43,000	$17.75
24114240070000		2,426	1953	5	2	$43,059	$17.75
24111290400000		2,401	1952	4	3	$43,000	$17.91
24111280580000		2,454	1951	3	3	$44,000	$17.93
24111160640000		2,506	1937	4	2	$45,000	$17.96
24114320030000		2,544	1950	6	3	$46,400	$18.24
24111180640000		2,505	1950	4	3	$46,000	$18.36
24111190510000	**9712 S HAMLIN AVE**	**2,423**	**1939**	**4**	**3**	**$48,000**	**$19.81**
24114220230000		2,399	1944	5	3	$49,500	$20.63
24114310070000		2,385	1953	5	3	$55,000	$23.06
24111280040000		2,486	1943	5	3	$64,000	$25.74

Median of all 129 comparables: $16.10 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 129 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.

24111200360000	24112080060000	24111030110000	24111130450000	24114020240000
24114020230000	24104160160000	24104160170000	24114130120000	24114130130000
24111200200000	24111090130000	24111090140000	24111200190000	24111130250000
24111130260000	24023130340000	24023130330000	24104100340000	24104100330000
24111150270000	24111150260000	24111310300000	24111310310000	24111130080000
24111130090000	24114150280000	24114150270000	24111230260000	24111230250000
24111210050000	24111210060000	24111110380000	24111030120000	24112080050000
24111130310000	24104220400000	24104030620000	24104200050000	24104230390000
24104220030000	24104210360000	24104230090000	24104220170000	24104030530000
24111200350000	24112060500000	24111040410000	24114210070000	24112010100000
24023060290000	24111270360000	24111190570000	24114070310000	24152080050000
24023070100000	24114050140000	24154040220000	24111140290000	24114240150000
24112130390000	24152090080000	24114210280000	24111170500000	24111210440000
24111110430000	24112060070000	24111030510000	24023110350000	24023280510000
24112100530000	24112080630000	24114260050000	24114060140000	24111260030000
24111020400000	24111270090000	24111290240000	24112110620000	24112090460000
24023160440000	24111260200000	24112070510000	24114130560000	24114060170000
24112030500000	24112110630000	24114220280000	24154040090000	24111180590000
24111140390000	24104150550000	24111140490000	24114220180000	24111010580000
24111140470000	24114230070000	24111200580000	24112120580000	24112110750000
24023140520000	24114050190000	24112060300000	24111300010000	24111270150000
24114250250000	24111300500000	24112070010000	24114240070000	24114230230000
24114050280000	24111290400000	24111280580000	24111160640000	24114320030000
24111230560000	24111200530000	24111180640000	24111170270000	24023280530000
24114290260000	24111180620000	24112070770000	24112080540000	24111100610000
24114220230000	24023110340000	24114310070000	24111280040000	

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.