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	24114290080000
Property address	10137 S ST. LOUIS AVE
Township	Worth (39)
Assessor neighborhood	39080
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$30,000

24.1% of the current assessed value.

COMPARABLES IMPLY

$22,754

Estimated tax effect about $1,537 a year at a 7% composite rate.

REDUCTION REQUESTED

$7,246

SECTION 1

The argument in one paragraph

The Assessor values 216 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 $25.20 per square foot. This home is assessed at $33.22 per square foot, which is 32% above that median. Applying the median the Assessor already uses for those neighbors to this home's 903 square feet gives $22,754. 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	903 square feet
Land area	6,700 square feet
Year built	1952
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$30,000
Assessed value per square foot	$33.22

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	308
2	Building area within 15% of this home	290
3	Built within 15 years of this home	273
4	Same building type	216
5	Same construction quality grade	216

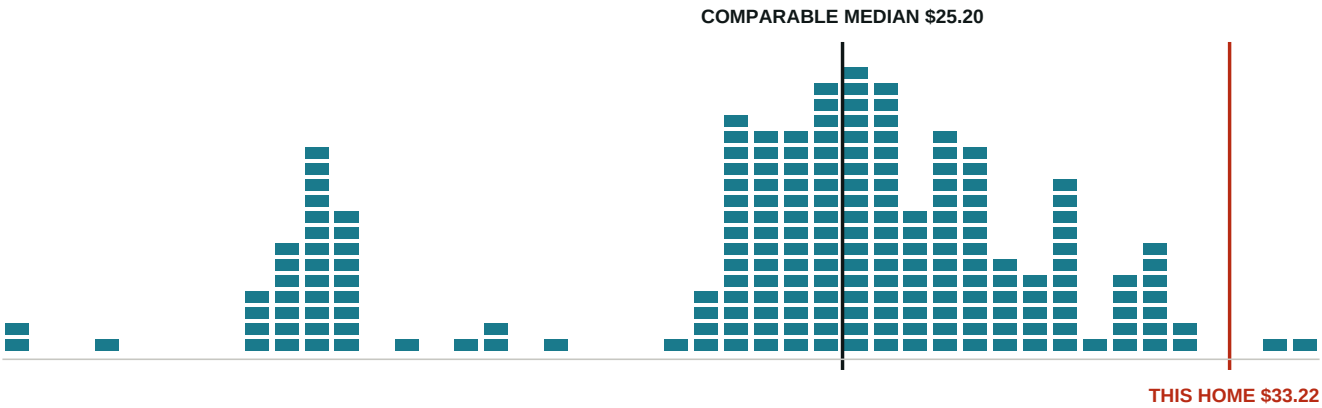
The comparable figure used is the median of all 216 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 216 properties 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	216
Lowest assessed	$7.78 per square foot
25th percentile	$23.18 per square foot
Median	$25.20 per square foot
75th percentile	$27.49 per square foot
Highest assessed	$35.09 per square foot
This home	$33.22 per square foot
Position	assessed above 214 of the 216 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 216 comparables	$25.20
Building area of this home	903 sq ft
Median multiplied by building area	**$22,754**
Current total assessed value	$30,000
Difference, the reduction requested	**$7,246**

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 $7,246 in assessed value is worth roughly $1,537 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

216 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 216 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
24114130170000	10241 S HOMAN AVE	915	1951	2	1	$7,119	$7.78
24104020380000	10046 S KILDARE AVE HSE	912	1951	2	1	$12,501	$13.71
24104020370000	10046 S KILDARE AVE HSE	912	1951	2	1	$12,501	$13.71
24114020050000	9907 S TURNER AVE	922	1951	2	1	$13,001	$14.10
24114020060000	9907 S TURNER AVE	922	1951	2	1	$13,001	$14.10
24111220190000	9757 S LAWNDALE AVE	884	1939	2	1	$12,475	$14.11
24104020300000	10026 S KILDARE AVE	901	1959	2	1	$13,001	$14.43
24104020290000	10026 S KILDARE AVE	901	1959	2	1	$13,001	$14.43
24023260210000	9406 S CENTRAL PARK AVE	894	1951	2	1	$12,997	$14.54
24023260220000	9406 S CENTRAL PARK AVE	894	1951	2	1	$12,997	$14.54
24104080050000	10111 S KOSTNER AVE	884	1952	2	1	$12,912	$14.61
24111310160000	9847 S MILLARD AVE	922	1951	3	1	$13,473	$14.61
24111310170000	9847 S MILLARD AVE	922	1951	3	1	$13,473	$14.61
24104080060000	10111 S KOSTNER AVE	884	1952	2	1	$13,089	$14.81
24111220200000	9757 S LAWNDALE AVE	884	1939	2	1	$14,110	$15.96
24023200390000	9330 S CENTRAL PARK AVE	896	1952	2	1	$16,251	$18.14
24023200380000	9330 S CENTRAL PARK AVE	896	1952	2	1	$16,251	$18.14
24114130180000	10241 S HOMAN AVE	915	1951	2	1	$19,780	$21.62
24154120310000		928	1953	2	1	$22,000	$23.71
24154120280000		928	1953	2	1	$22,000	$23.71
24154120300000		928	1953	2	1	$22,000	$23.71
24154120330000		908	1953	2	1	$22,000	$24.23
24114220150000		902	1950	2	1	$22,000	$24.39
24154120290000		928	1953	3	1	$23,000	$24.78
24154120150000		928	1953	2	1	$23,000	$24.78
24154120320000		928	1953	2	1	$23,000	$24.78
24023270280000		928	1951	2	1	$23,000	$24.78
24023290040000		927	1956	2	1	$23,000	$24.81
24114010500000		914	1949	2	1	$23,000	$25.16
24114030320000		912	1951	2	1	$23,000	$25.22
24114090240000		912	1951	2	1	$23,000	$25.22
24154120340000		908	1953	2	1	$23,000	$25.33
24114100120000		929	1952	2	1	$24,000	$25.83
24023250440000		886	1950	2	1	$23,000	$25.96
24152090010000		924	1952	3	1	$24,001	$25.98
24114040340000		922	1952	2	1	$24,000	$26.03
24114010730000		922	1950	2	1	$24,000	$26.03
24114160520000		882	1950	2	1	$23,000	$26.08
24114160540000		882	1950	2	1	$23,000	$26.08
24114020530000		920	1951	2	1	$24,000	$26.09

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24023270460000		879	1950	2	1	$23,000	$26.17
24023190240000		903	1952	2	1	$24,000	$26.58
24112070520000		900	1950	2	1	$24,000	$26.67
24114020650000		898	1952	2	1	$24,000	$26.73
24111260350000		894	1953	3	1	$24,000	$26.85
24112030620000		889	1957	2	2	$24,000	$27.00
24112130620000		924	1951	2	1	$25,000	$27.06
24111120450000		884	1939	2	1	$24,000	$27.15
24114180100000		883	1947	2	1	$24,000	$27.18
24114040390000		919	1952	2	1	$25,000	$27.20
24112130430000		915	1950	3	1	$25,000	$27.32
24112040340000		911	1937	2	1	$25,000	$27.44
24104010440000		904	1957	2	1	$25,000	$27.65
24104010480000		898	1962	3	1	$25,001	$27.84
24114270060000		913	1952	2	1	$27,000	$29.57
24104090410000		898	1952	3	2	$27,000	$30.07
24154120090000		928	1952	2	1	$28,000	$30.17
24111090280000		912	1946	2	1	$29,000	$31.80
24154150200000		912	1957	2	1	$29,000	$31.80
24114290080000	**10137 S ST. LOUIS AVE**	**903**	**1952**	**2**	**1**	**$30,000**	**$33.22**
24154160010000		912	1957	3	2	$32,000	$35.09

Median of all 216 comparables: $25.20 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 216 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.

24114130170000	24023130360000	24111130010000	24104090080000	24104090070000
24114150290000	24114150300000	24114160120000	24114160110000	24114010270000
24104020380000	24104020370000	24111150410000	24111150400000	24114020050000
24114020060000	24111220190000	24104100110000	24104100100000	24104090100000
24104090090000	24104020300000	24104020290000	24023200470000	24023260210000
24023260220000	24104080050000	24111310160000	24111310170000	24023200480000
24104140380000	24104140370000	24114010720000	24104080060000	24104150190000
24104150180000	24111220200000	24023130350000	24023200390000	24023200380000
24111130020000	24114130180000	24111260390000	24023030080000	24023060310000
24154110230000	24154110170000	24154110250000	24111070120000	24111100090000
24154110210000	24154110180000	24154110060000	24154090190000	24154110190000
24154110260000	24154110240000	24154110270000	24154110070000	24154100170000
24154120110000	24154110080000	24111160520000	24111160530000	24154110110000
24152080030000	24154090270000	24154090210000	24154110010000	24154180160000
24154120310000	24154120280000	24154120300000	24111080480000	24111140120000
24023070250000	24023170650000	24023250470000	24023200550000	24114050300000
24111120160000	24111150460000	24152080110000	24154120330000	24111100360000
24154110090000	24114310100000	24114220150000	24111180320000	24111260050000
24114290060000	24154180370000	24111250450000	24023020100000	24154120290000
24154120150000	24154120320000	24023270280000	24023290040000	24114160530000
24023100590000	24114020560000	24114090060000	24112060440000	24104250050000
24104250090000	24114010500000	24114260040000	24114030320000	24114090240000
24114180220000	24154090280000	24154120160000	24154120340000	24104110470000
24114050240000	24112100520000	24152250040000	24112020690000	24112130310000
24112130300000	24114270220000	24114090040000	24114060150000	24023200620000
24112110430000	24114100120000	24114170210000	24023250440000	24152090010000
24114040340000	24114010730000	24114160520000	24114160540000	24114020530000
24112110400000	24023270460000	24112100570000	24114020510000	24152080020000
24114090070000	24104080430000	24112130480000	24023190240000	24112070520000
24114020650000	24111260350000	24112130400000	24112030620000	24114030260000
24112130620000	24104250020000	24111120450000	24114180100000	24114040390000
24112130430000	24111310520000	24111290100000	24111110010000	24112040340000
24023090270000	24023090230000	24023090240000	24104170420000	24104010440000
24114150590000	24104040560000	24111090630000	24114140510000	24114040380000
24114040360000	24104010480000	24114260020000	24111140430000	24023270380000
24112100040000	24111150550000	24023070220000	24114300040000	24112111100000
24023010370000	24023070150000	24154180380000	24114150570000	24114040440000
24104040540000	24114040350000	24114200200000	24114270060000	24023190200000
24154140250000	24154180320000	24154180240000	24154180300000	24154140160000
24154140380000	24154140200000	24023110140000	24104090410000	24154120090000
24112100580000	24104100440000	24154160220000	24154180070000	24154130090000
24111090280000	24154150200000	24154140360000	24154170030000	24154180280000
24154180030000	24114220470000	24111300450000	24114320040000	24112110410000
24154160010000				

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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