LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 04 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	28164040100000
Property address	15621 LARAMIE AVE
Township	Bremen (13)
Assessor neighborhood	13312
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$40,000	**$35,615**	**$4,385**

11.0% of the current assessed value.
Estimated tax effect about $930 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 18 other properties in assessor neighborhood 13312 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 $15.89 per square foot. This home is assessed at $17.85 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,241 square feet gives $35,615. 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	2,241 square feet
Land area	36,000 square feet
Year built	1996
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	2
Half bathrooms	1

Total assessed value	$40,000
Assessed value per square foot	$17.85

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	40
2	Building area within 15% of this home	20
3	Built within 15 years of this home	18
4	Same building type	18
5	Same construction quality grade	18

The comparable figure used is the median of all 18 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 18 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	18
Lowest assessed	$7.94 per square foot
25th percentile	$14.68 per square foot
Median	$15.89 per square foot
75th percentile	$16.76 per square foot
Highest assessed	$18.64 per square foot
This home	$17.85 per square foot
Position	assessed above 16 of the 18 comparable properties, the 89th percentile



$7.94 per sq ft — 18 comparable properties by assessed value per square foot, one mark is one property — $18.64 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 18 comparables	$15.89
Building area of this home	2,241 sq ft
Median multiplied by building area	**$35,615**
Current total assessed value	$40,000
Difference, the reduction requested	**$4,385**

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 $4,385 in assessed value is worth roughly $930 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 18 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
28212170320000	16211 S GROVE AVE	2,311	1999	4	2	$18,338	$7.94
28212170340000	16211 S GROVE AVE	2,311	1999	4	2	$19,008	$8.23
28212120180000	16122 GROVE AVE	2,553	1987	4	1	$35,000	$13.71
28162020160000	5115 152ND ST	2,368	1981	4	2	$33,000	$13.94
28164060310000	4927 156TH ST	2,399	1982	3	2	$35,000	$14.59
28162100210000	15423 LE CLAIRE AVE	2,408	1986	4	2	$36,000	$14.95
28212160200000	16228 GROVE AVE	2,483	2006	4	2	$38,000	$15.30
28164040320000	5142 157TH ST	2,200	1984	5	3	$34,336	$15.61
28212160170000	16216 GROVE AVE	2,399	2004	4	2	$38,000	$15.84
28212190020000	16203 OAK AVE	2,195	2006	4	2	$35,000	$15.95
28212160210000	16234 GROVE AVE	2,483	2008	4	2	$40,000	$16.11
28162070370000	15347 LAVERGNE AVE	2,294	2008	4	2	$37,001	$16.13
28212170350000	16233 S GROVE AVE	2,285	1997	3	2	$38,000	$16.63
28162060060000	15349 LE CLAIRE AVE	2,142	1991	4	2	$36,001	$16.81
28212160130000	16200 GROVE AVE	2,252	1997	3	3	$38,001	$16.87
28162100280000	5043 154TH ST	2,169	1991	4	2	$37,001	$17.06
28164040100000	**15621 LARAMIE AVE**	**2,241**	**1996**	**2**	**2**	**$40,000**	**$17.85**
28162070280000	15301 LAVERGNE AVE	2,061	2010	3	2	$38,000	$18.44
28162070180000	15320 LAMON AVE	2,253	2011	4	2	$42,000	$18.64

Median of all 18 comparables: $15.89 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 13312, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 18 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.

28212170320000	28212170340000	28212120180000	28162020160000	28164060310000
28162100210000	28212160200000	28164040320000	28212160170000	28212190020000
28212160210000	28162070370000	28212170350000	28162060060000	28212160130000
28162100280000	28162070280000	28162070180000		

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	04 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.