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	28233020030000
Property address	16406 LAWNDALE AVE
Township	Bremen (13)
Assessor neighborhood	13120
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$15,000	**$10,906**	**$4,094**

27.3% of the current assessed value.
Estimated tax effect about $868 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 395 other properties in assessor neighborhood 13120 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 $8.18 per square foot. This home is assessed at $11.24 per square foot, which is 38% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,334 square feet gives $10,906. 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	1,334 square feet
Land area	59,720 square feet
Year built	1948
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$15,000
Assessed value per square foot	$11.24

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	1,034
2	Building area within 15% of this home	548
3	Built within 15 years of this home	503
4	Same building type	395
5	Same construction quality grade	395

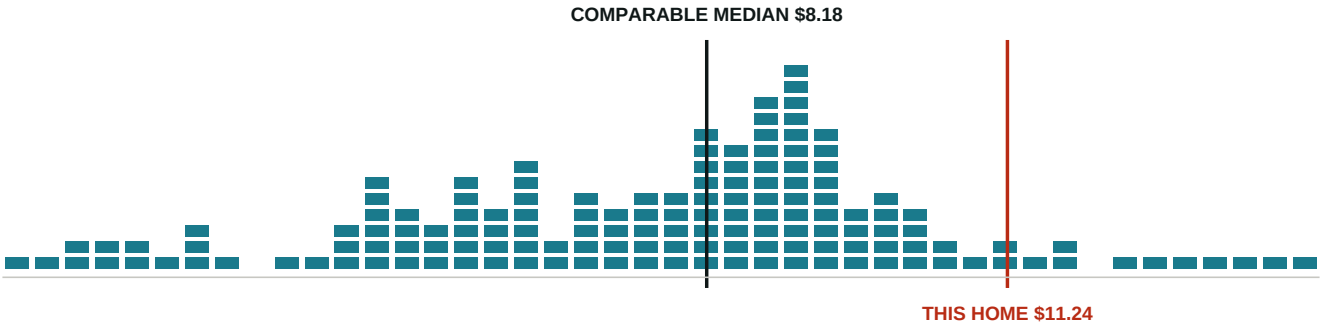
The comparable figure used is the median of all 395 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 395 properties 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	395
Lowest assessed	$0.99 per square foot
25th percentile	$5.93 per square foot
Median	$8.18 per square foot
75th percentile	$9.17 per square foot
Highest assessed	$14.43 per square foot
This home	$11.24 per square foot
Position	assessed above 373 of the 395 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 395 comparables	$8.18
Building area of this home	1,334 sq ft
Median multiplied by building area	**$10,906**
Current total assessed value	$15,000
Difference, the reduction requested	**$4,094**

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 $4,094 in assessed value is worth roughly $868 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

395 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 395 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
28144270090000	15827 TRUMBULL AVE	1,320	1956	3	2	$3,172	$2.40
28144200290000	15730 TURNER AVE	1,328	1941	4	1	$3,980	$3.00
28144270070000	15827 TRUMBULL AVE	1,320	1956	3	2	$4,251	$3.22
28144190140000	15741 TRUMBULL AVE	1,370	1955	3	2	$6,008	$4.39
28144190150000	15741 TRUMBULL AVE	1,370	1955	3	2	$6,008	$4.39
28144180110000	15731 ST LOUIS AVE	1,345	1954	3	1	$6,008	$4.47
28144180100000	15731 ST LOUIS AVE	1,345	1954	3	1	$6,008	$4.47
28252070030000	2415 170TH ST	1,344	1955	3	1	$6,374	$4.74
28252070040000	2415 170TH ST	1,344	1955	3	1	$6,374	$4.74
28144300230000	15824 SAWYER AVE	1,347	1963	3	2	$6,508	$4.83
28144300220000	15824 SAWYER AVE	1,347	1963	3	2	$6,508	$4.83
28144190280000	15724 HOMAN AVE	1,340	1957	3	2	$6,508	$4.86
28144190290000	15724 HOMAN AVE	1,340	1957	3	2	$6,508	$4.86
28144200300000		1,328	1941	4	1	$7,035	$5.30
28144270080000		1,320	1956	3	2	$7,607	$5.76
28144160460000		1,345	1956	3	1	$8,000	$5.95
28131080250000		1,324	1956	3	1	$9,001	$6.80
28131080050000		1,316	1958	3	1	$9,001	$6.84
28131110250000		1,374	1960	3	1	$10,000	$7.28
28131090190000		1,362	1956	4	1	$10,001	$7.34
28252120020000		1,358	1955	3	1	$10,000	$7.36
28252120030000		1,344	1955	2	1	$10,000	$7.44
28131130170000		1,303	1957	3	1	$10,001	$7.68
28252040570000		1,302	1961	3	1	$10,000	$7.68
28252040600000		1,302	1960	3	1	$10,000	$7.68
28252040580000		1,302	1960	3	1	$10,000	$7.68
28252040590000		1,302	1961	3	1	$10,000	$7.68
28131080270000		1,296	1956	4	1	$10,001	$7.72
28232080180000		1,292	1955	3	1	$10,000	$7.74
28131090360000		1,365	1958	3	1	$11,001	$8.06
28234140160000		1,364	1961	3	1	$11,001	$8.07
28131130230000		1,364	1957	3	2	$11,001	$8.07
28231170220000		1,354	1952	3	1	$11,000	$8.12
28232240360000		1,340	1956	3	1	$11,001	$8.21
28144230450000		1,336	1957	3	1	$11,000	$8.23
28232090330000		1,328	1955	3	1	$11,001	$8.28
28232210290000		1,320	1960	3	1	$11,001	$8.33
28234240280000		1,312	1962	3	1	$11,000	$8.38
28234000330000		1,312	1954	3	1	$11,001	$8.38
28231150110000		1,310	1946	3	1	$11,000	$8.40

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
28234270070000		1,307	1937	3	2	$11,000	$8.42
28234050390000		1,298	1957	3	1	$11,000	$8.47
28234290390000		1,350	1958	3	1	$11,539	$8.55
28232300340000		1,368	1957	3	1	$12,000	$8.77
28232310210000		1,360	1961	3	1	$12,001	$8.82
28233010160000		1,358	1935	3	1	$12,000	$8.84
28232270310000		1,352	1954	4	1	$12,001	$8.88
28234070280000		1,336	1957	2	1	$12,001	$8.98
28234090250000		1,308	1963	3	1	$12,000	$9.17
28231270090000		1,304	1956	3	1	$12,000	$9.20
28234090220000		1,300	1961	3	1	$12,000	$9.23
28234090050000		1,291	1955	3	1	$12,000	$9.30
28231260140000		1,332	1958	3	1	$13,000	$9.76
28234170100000		1,317	1952	3	1	$13,000	$9.87
28231240230000		1,303	1958	3	1	$13,000	$9.98
28231160180000		1,365	1948	4	2	$14,000	$10.26
28231260030000		1,316	1954	3	1	$14,000	$10.64
28144130100000		1,343	1959	3	1	$15,000	$11.17
28233020030000	**16406 LAWNDALE AVE**	**1,334**	**1948**	**3**	**1**	**$15,000**	**$11.24**
28144030200000		1,323	1960	3	1	$15,000	$11.34
28231280340000		1,361	1953	2	1	$17,000	$12.49

Median of all 395 comparables: $8.18 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 13120, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 395 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.

28144300300000	28144110420000	28144160060000	28144300280000	28144220010000
28144290240000	28144160100000	28144160120000	28232140080000	28232140100000
28232310100000	28144180090000	28144160070000	28144160090000	28144160040000
28144270090000	28144110200000	28144240110000	28144240090000	28234170070000
28144300100000	28144300080000	28144240120000	28144240140000	28234240230000
28144200290000	28144180070000	28144270070000	28144290100000	28144290220000
28232140020000	28232310090000	28144180370000	28144180360000	28232280160000
28234260210000	28144190140000	28144190150000	28144180110000	28144180100000
28232150080000	28144240100000	28234040190000	28234040200000	28252070030000
28252070040000	28232280260000	28232280250000	28144300230000	28144300220000
28144200380000	28232300270000	28232230080000	28232230090000	28232140030000
28232140040000	28144190280000	28144190290000	28144200370000	28234020020000
28144300090000	28144190070000	28144190060000	28234040210000	28234040220000
28232300280000	28144240130000	28144100350000	28144100340000	28131110030000
28144290230000	28252040360000	28234020010000	28144200300000	28232300020000
28252070060000	28252070070000	28144160080000	28234020030000	28234020040000
28234210060000	28234210070000	28232280190000	28232280200000	28232020050000
28234150280000	28234150270000	28232210020000	28232020070000	28232020080000
28144270080000	28234160230000	28234160220000	28232020060000	28144300290000
28252040440000	28234220160000	28232310070000	28252040430000	28234250090000
28234250100000	28232270010000	28144160460000	28232300010000	28232310060000
28232270440000	28144180080000	28234130250000	28234130260000	28232150070000
28234260250000	28234260260000	28234180260000	28234040240000	28234040230000
28234180250000	28234150130000	28234150140000	28232300200000	28232300190000
28232280150000	28232210010000	28131080130000	28144160050000	28144160110000
28234220150000	28144110190000	28131030300000	28131110280000	28144300380000
28144260410000	28234260220000	28131080250000	28232150010000	28131110010000
28131080050000	28131080210000	28231150180000	28131070370000	28144160450000
28131090150000	28144280430000	28131080350000	28131130070000	28252110300000
28131100020000	28234140200000	28234200170000	28252090070000	28232260370000
28131110250000	28131100100000	28131090190000	28234290280000	28131080340000
28252120020000	28252120030000	28144200180000	28232310080000	28234290290000
28131090100000	28234290370000	28252040370000	28144200420000	28234010320000
28234050300000	28131130170000	28252040570000	28252040600000	28252040580000
28252040590000	28131080270000	28232080180000	28144280440000	28232150220000
28252110130000	28131110080000	28234100330000	28234260200000	28232230210000
28234220400000	28234130310000	28232030350000	28232140010000	28131090360000
28234080090000	28234140160000	28131130230000	28234260270000	28234050350000
28232190390000	28144270440000	28231170220000	28144290110000	28234280340000
28234280240000	28234230230000	28234020400000	28234050380000	28234050310000
28234050370000	28232240360000	28234130340000	28144230450000	28234230150000
28234240220000	28232310200000	28234020300000	28232090330000	28234230280000
28232140090000	28231250030000	28234280300000	28232210290000	28231200180000
28144220020000	28234240280000	28234000330000	28231150110000	28234280290000
28234270070000	28144180420000	28234290300000	28234230270000	28232120330000

28234050390000	28144040380000	28144200390000	28231160200000	28234290390000
28234200220000	28234150390000	28231220060000	28144200400000	28231200120000
28234030420000	28234050320000	28232000310000	28252110290000	28234230160000
28234300250000	28231190100000	28252120010000	28234020350000	28234020390000
28233030120000	28232300340000	28232180400000	28234010360000	28234230300000
28231170150000	28234070230000	28234050290000	28232310210000	28233010160000
28231170090000	28231210010000	28232120290000	28232290300000	28234020290000
28232270310000	28232150210000	28232250420000	28231200170000	28252090020000
28231190110000	28232090350000	28234170080000	28234070280000	28231180150000
28234050400000	28234060310000	28232230200000	28234050340000	28232030370000
28231160130000	28232180330000	28232200350000	28234070330000	28234050410000
28232010310000	28234010370000	28234200150000	28234250010000	28232110340000
28232170360000	28232200340000	28232270300000	28234020360000	28234060320000
28234080150000	28234070270000	28232110320000	28234030310000	28234220420000
28232250320000	28234200240000	28252110060000	28234090250000	28234130400000
28231270090000	28234090220000	28232170290000	28234230240000	28234280260000
28234280270000	28234290270000	28234290360000	28234280310000	28234290380000
28234290330000	28234300210000	28234230290000	28234230250000	28234270320000
28234090050000	28234150010000	28231260150000	28231200150000	28231250040000
28232120310000	28231170010000	28234250490000	28231250110000	28234130330000
28231160040000	28231250020000	28234060300000	28234280230000	28233030160000
28233050140000	28231160020000	28234140230000	28234200160000	28234010380000
28231250150000	28232110350000	28231200160000	28231260140000	28131000090000
28234170100000	28233050230000	28231240230000	28232250340000	28234020420000
28234270340000	28234080190000	28234220340000	28252110370000	28232000320000
28234270350000	28234270280000	28234270290000	28234090240000	28234230200000
28231160180000	28231290080000	28252040610000	28234180300000	28231280170000
28231270110000	28232090300000	28234270300000	28234260240000	28233050200000
28231260030000	28231290020000	28234270270000	28231290010000	28234270360000
28231240190000	28231180170000	28144130100000	28144030200000	28234150410000
28252040620000	28234300260000	28231210100000	28233050130000	28231290050000
28231280110000	28231270040000	28233010410000	28232260410000	28231280340000
28231290030000	28233040140000	28234300240000	28234300230000	28224020170000
28231260200000	28234250570000	28234210340000	28144220410000	28262010240000

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.

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