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	06203020230000
Property address	1332 CONCORD CT
Township	Hanover (18)
Assessor neighborhood	18011
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$31,000

13.2% of the current assessed value.

COMPARABLES IMPLY

$26,910

REDUCTION REQUESTED

$4,090

Estimated tax effect about $867 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 566 other properties in assessor neighborhood 18011 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 $22.43 per square foot. This home is assessed at $25.83 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,200 square feet gives $26,910. 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	1,200 square feet
Land area	12,100 square feet
Year built	1986
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$31,000
Assessed value per square foot	$25.83

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	1,168
2	Building area within 15% of this home	769
3	Built within 15 years of this home	566
4	Same building type	566
5	Same construction quality grade	566

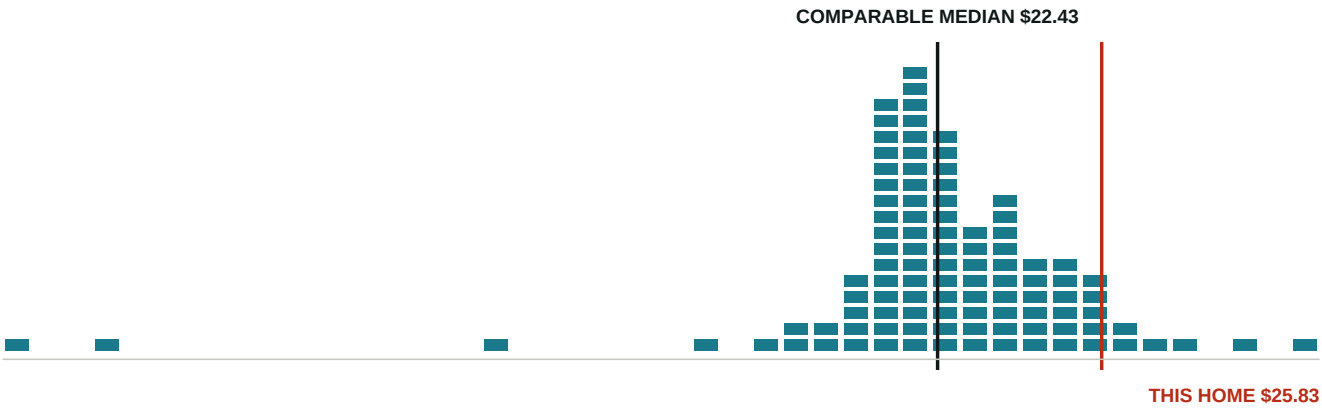
The comparable figure used is the median of all 566 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 566 properties 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	566
Lowest assessed	$3.01 per square foot
25th percentile	$21.61 per square foot
Median	$22.43 per square foot
75th percentile	$23.89 per square foot
Highest assessed	$30.36 per square foot
This home	$25.83 per square foot
Position	assessed above 532 of the 566 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 566 comparables	$22.43
Building area of this home	1,200 sq ft
Median multiplied by building area	**$26,910**
Current total assessed value	$31,000
Difference, the reduction requested	**$4,090**

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 $4,090 in assessed value is worth roughly $867 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

566 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 566 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
06181100180000	356 S WAVERLY CT	1,204	1974	3	1	$25,000	$20.76
06201080420000		1,200	1986	3	1	$25,346	$21.12
06194090010000		1,204	1987	3	1	$25,713	$21.36
06181100230000		1,204	1971	3	1	$26,000	$21.59
06194070240000		1,204	1988	3	1	$26,001	$21.60
06201080390000		1,200	1986	3	1	$26,000	$21.67
06192010020000		1,200	1984	3	1	$26,170	$21.81
06194050050000		1,200	1984	3	1	$26,788	$22.32
06194070180000		1,204	1988	3	1	$27,000	$22.43
06194070120000		1,204	1988	3	1	$27,000	$22.43
06192030140000		1,204	1988	3	1	$27,000	$22.43
06194070270000		1,204	1988	3	1	$27,000	$22.43
06192040170000		1,204	1988	3	1	$27,000	$22.43
06192040250000		1,204	1988	3	1	$27,000	$22.43
06192040110000		1,204	1987	3	1	$27,000	$22.43
06192040220000		1,204	1988	3	1	$27,000	$22.43
06192030260000		1,204	1987	3	1	$27,000	$22.43
06194080040000		1,204	1988	3	1	$27,000	$22.43
06192040210000		1,204	1988	3	1	$27,000	$22.43
06192060050000		1,204	1988	3	1	$27,000	$22.43
06194090110000		1,204	1990	3	1	$27,000	$22.43
06194090070000		1,204	1988	3	1	$27,000	$22.43
06192030210000		1,204	1987	3	1	$27,001	$22.43
06192030180000		1,204	1988	3	1	$27,001	$22.43
06192010050000		1,200	1986	3	1	$27,000	$22.50
06201080380000		1,200	1986	3	1	$27,000	$22.50
06192020090000		1,200	1986	3	1	$27,000	$22.50
06192020120000		1,200	1986	3	1	$27,000	$22.50
06203020310000		1,200	1985	3	1	$27,000	$22.50
06203030230000		1,200	1987	3	1	$27,000	$22.50
06203020190000		1,200	1986	3	1	$27,000	$22.50
06203030180000		1,200	1985	3	1	$27,000	$22.50
06203020210000		1,200	1986	3	1	$27,000	$22.50
06203020100000		1,200	1985	3	1	$27,000	$22.50
06203030200000		1,200	1985	3	1	$27,001	$22.50
06192020030000		1,200	1984	3	1	$27,001	$22.50
06192020060000		1,200	1984	3	1	$27,001	$22.50
06192020160000		1,200	1987	3	1	$27,192	$22.66
06073050080000		1,202	1971	3	1	$27,811	$23.14
06192050130000		1,204	1988	3	1	$27,947	$23.21

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06194070130000		1,204	1987	3	1	$28,000	$23.26
06194060110000		1,204	1987	3	1	$28,000	$23.26
06194090050000		1,204	1987	3	1	$28,000	$23.26
06192050060000		1,204	1988	3	1	$28,000	$23.26
06192040040000		1,204	1987	3	1	$28,001	$23.26
06181090080000		1,204	1974	3	1	$28,001	$23.26
06194060100000		1,204	1987	3	1	$28,001	$23.26
06194070020000		1,200	1987	3	1	$28,000	$23.33
06192020210000		1,200	1978	3	1	$28,001	$23.33
06203020260000		1,200	1987	3	1	$28,001	$23.33
06194080180000		1,204	1988	3	1	$29,000	$24.09
06192040080000		1,204	1987	3	1	$29,000	$24.09
06194070050000		1,200	1986	3	1	$29,000	$24.17
06192030110000		1,200	1986	3	1	$29,000	$24.17
06203030100000		1,200	1986	3	1	$29,000	$24.17
06203020130000		1,200	1986	3	1	$29,000	$24.17
06201080260000		1,200	1986	3	1	$29,000	$24.17
06203020280000		1,200	1986	3	1	$29,001	$24.17
06071150050000		1,198	1974	3	2	$29,001	$24.21
06201080330000		1,200	1985	3	1	$30,000	$25.00
06203020230000	**1332 CONCORD CT**	**1,200**	**1986**	**3**	**1**	**$31,000**	**$25.83**

Median of all 566 comparables: $22.43 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18011, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 566 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.

06071160240000	06071110280000	06071170140000	06071170180000	06071110230000
06182130250000	06182160140000	06182130070000	06181130090000	06182100150000
06182120110000	06182090050000	06182130590000	06182130570000	06182130520000
06181100060000	06182160050000	06181030150000	06182180020000	06171050130000
06182100110000	06182120170000	06182130630000	06182130540000	06181130040000
06182190370000	06181140090000	06181130020000	06182080160000	06182130400000
06182130470000	06182130390000	06073110160000	06182140270000	06182070140000
06182080270000	06182050120000	06201090170000	06182150090000	06073050020000
06182160180000	06181030390000	06073070040000	06182120150000	06071160170000
06182050250000	06181120120000	06181100180000	06182070020000	06071170030000
06182140130000	06182190240000	06182190170000	06182050140000	06171070110000
06071160200000	06073060030000	06181150120000	06182140020000	06182160170000
06182140190000	06182150180000	06182130030000	06182160010000	06182150240000
06182100270000	06182140350000	06182140200000	06182120270000	06182140220000
06182120210000	06182160030000	06182120090000	06182110050000	06182110010000
06201080420000	06073140040000	06182090020000	06182080030000	06181100170000
06181100070000	06182060110000	06181030250000	06181110010000	06181030350000
06071120090000	06181020090000	06182080170000	06182180070000	06182180310000
06182180290000	06182180260000	06182160280000	06182180330000	06203020350000
06182180190000	06182180010000	06182080250000	06182080220000	06182190350000
06182160120000	06182160090000	06071160030000	06182140100000	06182140150000
06182110110000	06182150070000	06182150020000	06182140070000	06182100290000
06182150170000	06182100310000	06182131100000	06203030030000	06182080280000
06071190100000	06194090010000	06181130140000	06182070080000	06182130180000
06182130190000	06073120020000	06201090310000	06182180060000	06182180130000
06182160310000	06182160240000	06182160210000	06182180170000	06182190330000
06073110070000	06182180150000	06182070220000	06181120050000	06181120030000
06181120100000	06181120010000	06182060090000	06201090190000	06073120200000
06181100230000	06194070240000	06182200260000	06182200040000	06182200010000
06182200090000	06182200160000	06182200060000	06182200130000	06182200150000
06182200200000	06182200240000	06182180180000	06201080390000	06181030490000
06201060190000	06201060220000	06201070470000	06201080170000	06071160020000
06181030450000	06181030430000	06182131080000	06192010020000	06073110100000
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06182100320000	06182110090000	06181100010000	06073050130000	06192030040000
06182160100000	06182180320000	06182070290000	06182070320000	06182070180000
06182070260000	06073040120000	06182090250000	06182050180000	06182040070000
06181090050000	06181100150000	06182060070000	06182060010000	06182050010000
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06073030320000	06071120140000	06071170220000	06071110300000	06182060160000
06182060210000	06073110090000	06182050060000	06182060040000	06182090060000
06181100120000	06182060190000	06182090100000	06182040050000	06182040030000
06182100090000	06181020070000	06182140330000	06181030370000	06182060100000
06182060150000	06181100040000	06182090300000	06181030200000	06181100100000
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06182150230000	06182100200000	06182080050000	06201080220000	06182130810000
06182080140000	06182080210000	06073100030000	06182150130000	06182150060000
06182130060000	06182140090000	06192050040000	06182131050000	06182131020000
06192060080000	06182040080000	06194050050000	06182070100000	06201070360000
06192030270000	06182180100000	06182140060000	06182190210000	06192060110000
06192070040000	06194070180000	06194070120000	06192030140000	06194070270000
06192040170000	06192040250000	06192040110000	06192040220000	06192030260000
06194080040000	06192040210000	06192060050000	06194090110000	06194090070000
06192030210000	06192030180000	06073120140000	06192010050000	06201080380000
06192020090000	06192020120000	06203020310000	06203030230000	06203020190000
06203030180000	06203020210000	06203020100000	06203030200000	06192020030000
06192020060000	06182060130000	06201070350000	06201080140000	06201080200000
06201070340000	06201070390000	06201060160000	06201080240000	06201070440000
06201090040000	06201090030000	06073040090000	06073030240000	06071170090000
06181030400000	06181030530000	06071200170000	06192020160000	06182150160000
06171060080000	06201090080000	06201090180000	06201090250000	06201090130000
06201090140000	06203020010000	06201090160000	06201090110000	06201090070000
06201090300000	06182090140000	06194070220000	06182090160000	06182190070000
06182190040000	06182190300000	06071160110000	06073050170000	06182090210000
06073130240000	06182130080000	06071160260000	06071110160000	06073110290000
06182060170000	06182120120000	06182120010000	06071160190000	06182140040000
06194050040000	06192020170000	06192050070000	06182110370000	06171080020000
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06203020050000	06071120120000	06192070180000	06071190010000	06194070130000
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06194060100000	06201090220000	06182130280000	06182130230000	06071120260000
06201070380000	06201070410000	06194070020000	06192020210000	06203020260000
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06073040080000	06181120440000	06181140420000	06181110540000	06181140290000
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06182080020000	06182200080000	06182090220000	06182080310000	06182100160000
06182200180000	06182070110000	06182050070000	06182100300000	06182210090000
06182190340000	06071150330000	06071230270000	06071150160000	06071180020000
06071230170000	06182160060000	06182110160000	06071150130000	06071180040000
06073100010000	06171060010000	06171050160000	06171060190000	06182120200000
06182140340000	06182100260000	06182080130000	06181110080000	06203030060000
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06071160160000	06071170040000	06203020110000	06171060100000	06192080180000
06194080140000	06192080200000	06182110080000	06182110060000	06182070030000
06181110410000	06071210140000	06182180110000	06192070010000	06071150010000
06071110070000				

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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