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	06251040730000
Property address	701 SUNNYDALE BLVD
Township	Hanover (18)
Assessor neighborhood	18020
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$29,000	**$24,463**	**$4,537**

15.6% of the current assessed value.
Estimated tax effect about $962 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1121 other properties in assessor neighborhood 18020 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 $24.39 per square foot. This home is assessed at $28.91 per square foot, which is 19% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,003 square feet gives $24,463. 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	1,003 square feet
Land area	12,925 square feet
Year built	1971
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Partial
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$29,000
Assessed value per square foot	$28.91

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	2,816
2	Building area within 15% of this home	1,137
3	Built within 15 years of this home	1,130
4	Same building type	1,127
5	Same construction quality grade	1,121

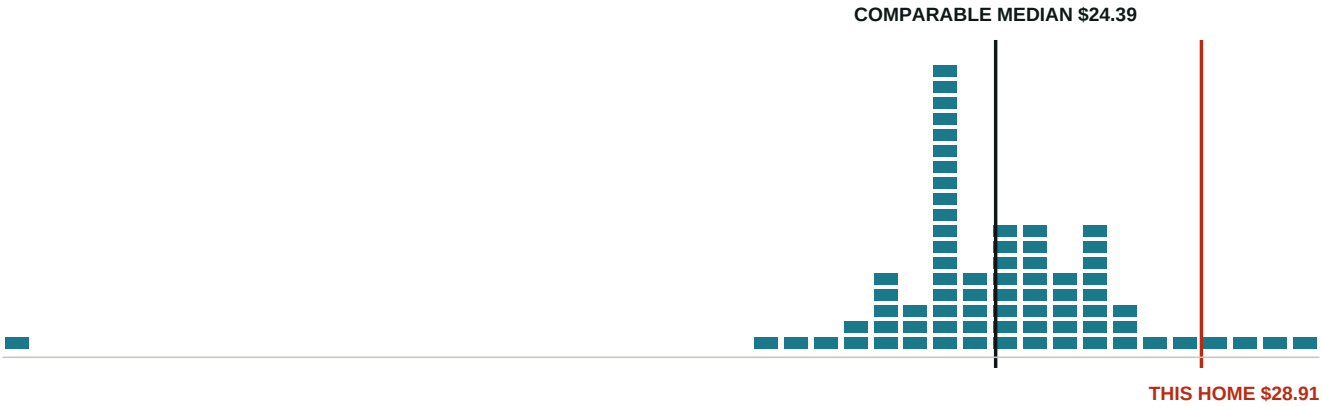
The comparable figure used is the median of all 1121 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1121 properties 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	1,121
Lowest assessed	$2.56 per square foot
25th percentile	$23.58 per square foot
Median	$24.39 per square foot
75th percentile	$26.06 per square foot
Highest assessed	$31.51 per square foot
This home	$28.91 per square foot
Position	assessed above 1110 of the 1121 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1121 comparables	$24.39
Building area of this home	1,003 sq ft
Median multiplied by building area	**$24,463**
Current total assessed value	$29,000
Difference, the reduction requested	**$4,537**

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 $4,537 in assessed value is worth roughly $962 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

1121 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 1121 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
06231050070000	3 S BARTLETT RD	1,050	1957	3	1	$21,440	$20.42
06231070310000	120 S CHESTNUT DR	1,018	1964	3	1	$22,000	$21.61
06261010090000		1,044	1959	3	1	$23,573	$22.58
06231160470000		1,018	1962	3	1	$23,000	$22.59
06261090100000		1,025	1959	4	1	$23,480	$22.91
06234090190000		1,012	1962	3	1	$23,185	$22.91
06234050010000		1,000	1960	3	1	$22,945	$22.95
06241020170000		1,007	1970	2	1	$23,771	$23.61
06134050220000		1,051	1971	3	1	$25,000	$23.79
06221040020000		1,050	1965	2	1	$25,000	$23.81
06232130430000		1,026	1962	2	1	$24,463	$23.84
06234070170000		1,044	1960	3	1	$25,000	$23.95
06241060080000		1,043	1967	4	1	$25,000	$23.97
06232080180000		1,032	1975	3	1	$25,000	$24.22
06231150020000		1,030	1959	4	1	$25,000	$24.27
06231090170000		1,018	1961	3	1	$25,000	$24.56
06231170010000		1,018	1961	3	1	$25,000	$24.56
06222010460000		1,018	1962	3	1	$25,000	$24.56
06233020060000		1,018	1958	3	1	$25,000	$24.56
06231100100000		1,018	1961	2	1	$25,000	$24.56
06232040130000		1,012	1961	2	1	$25,000	$24.70
06233050070000		1,012	1959	3	1	$25,000	$24.70
06234080250000		1,012	1960	2	1	$25,000	$24.70
06233050040000		1,012	1958	3	1	$25,000	$24.70
06234100040000		1,012	1960	3	1	$25,000	$24.70
06234100400000		1,012	1960	2	1	$25,000	$24.70
06234100360000		1,012	1960	3	1	$25,000	$24.70
06261060030000		1,050	1958	3	1	$26,000	$24.76
06261030280000		1,008	1958	3	1	$25,000	$24.80
06253150150000		1,035	1972	2	1	$26,000	$25.12
06134100250000		1,026	1972	2	1	$26,000	$25.34
06134150190000		1,026	1971	3	1	$26,000	$25.34
06234020320000		1,026	1963	2	1	$26,000	$25.34
06261100040000		1,025	1962	2	1	$26,000	$25.37
06231110120000		1,018	1962	3	1	$26,000	$25.54
06231090110000		1,018	1961	3	1	$26,000	$25.54
06133090170000		1,051	1971	3	1	$27,000	$25.69
06134050360000		1,051	1972	3	1	$27,000	$25.69
06233050300000		1,012	1959	2	1	$26,000	$25.69
06234040130000		1,012	1959	4	1	$26,000	$25.69

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06233040150000		1,012	1959	4	1	$26,001	$25.69
06222010100000		1,008	1957	4	1	$26,000	$25.79
06264120270000		1,000	1970	3	1	$26,000	$26.00
06243040240000		1,038	1968	3	2	$27,000	$26.01
06251050040000		1,028	1966	3	1	$27,500	$26.75
06231160280000		1,008	1966	3	1	$27,000	$26.79
06243060090000		1,005	1968	3	1	$27,000	$26.87
06231090120000		1,018	1961	3	1	$27,528	$27.04
06134150010000		1,030	1971	3	1	$28,000	$27.18
06134120070000		1,028	1971	3	1	$28,000	$27.24
06134050080000		1,014	1966	2	2	$28,000	$27.61
06133080190000		1,014	1967	3	1	$28,000	$27.61
06251040740000		1,003	1971	3	2	$28,000	$27.92
06134120040000		1,028	1971	3	1	$29,000	$28.21
06134060230000		1,023	1971	3	1	$29,000	$28.35
06133070330000		1,022	1968	3	1	$29,000	$28.38
06133060020000		1,007	1966	2	2	$29,000	$28.80
06134120020000		1,007	1975	3	1	$29,000	$28.80
06251040730000	**701 SUNNYDALE BLVD**	**1,003**	**1971**	**3**	**2**	**$29,000**	**$28.91**
06241080040000		1,050	1968	3	1	$30,683	$29.22
06133050060000		1,014	1966	3	2	$30,001	$29.59

Median of all 1121 comparables: $24.39 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 1121 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.

06261120700000	06231060200000	06231040120000	06231050070000	06232030350000
06231060350000	06221030030000	06231040160000	06231090040000	06231050320000
06222010450000	06261120130000	06261120270000	06233040100000	06243070420000
06222030140000	06231070080000	06241020050000	06234070440000	06221040150000
06231060030000	06232160090000	06221010150000	06231040280000	06262070040000
06261030240000	06231070210000	06231070310000	06222030160000	06222030080000
06222030090000	06222030120000	06221030050000	06221030070000	06264070150000
06231080070000	06231050060000	06231060360000	06233080180000	06231040150000
06231040290000	06231060280000	06231140170000	06231040260000	06231070360000
06231040210000	06231060520000	06231100010000	06231060160000	06231120410000
06231050090000	06231140130000	06231060040000	06231080030000	06231100290000
06231100060000	06231060180000	06231130090000	06231060140000	06231070380000
06231060170000	06231060380000	06231080210000	06231100190000	06231070290000
06233070390000	06231040270000	06231080010000	06231080200000	06231060190000
06231060010000	06231050150000	06231070130000	06231120540000	06231060250000
06233060130000	06231050100000	06231060070000	06231070120000	06231040220000
06231150010000	06232150140000	06261030030000	06231060210000	06233020040000
06261020100000	06262240020000	06262140250000	06231050340000	06231110200000
06231070370000	06243070270000	06233070180000	06231050200000	06231100240000
06234030080000	06231060110000	06264140110000	06262120060000	06264140010000
06221030080000	06231100180000	06243040250000	06222090180000	06233030060000
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06264140070000	06261050060000	06221010100000	06233050120000	06222050180000
06261010090000	06231160470000	06232100590000	06231000290000	06231120140000
06241060550000	06264090310000	06232150480000	06361210010000	06262120010000
06222040060000	06232060490000	06264060220000	06232150060000	06234120010000
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06264130090000	06261060030000	06251130010000	06264150060000	06261030280000
06264160170000	06253140040000	06253110060000	06264110270000	06221050060000
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06264160080000	06264120140000	06262130290000	06264040020000	06262130260000
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06264170130000	06264090380000	06264170310000	06264140230000	06222030220000
06231100140000	06264160020000	06264200200000	06361230160000	06134100250000
06134150190000	06234020320000	06222100080000	06134080270000	06264150150000
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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.