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	06261120480000
Property address	1303 S PARK 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
$30,000	$26,863	$3,137

10.5% of the current assessed value.
Estimated tax effect about $665 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 2099 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 $23.58 per square foot. This home is assessed at $26.34 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,139 square feet gives $26,863. 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	1,139 square feet
Land area	8,360 square feet
Year built	1970
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$30,000
Assessed value per square foot	$26.34

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	2,125
3	Built within 15 years of this home	2,110
4	Same building type	2,107
5	Same construction quality grade	2,099

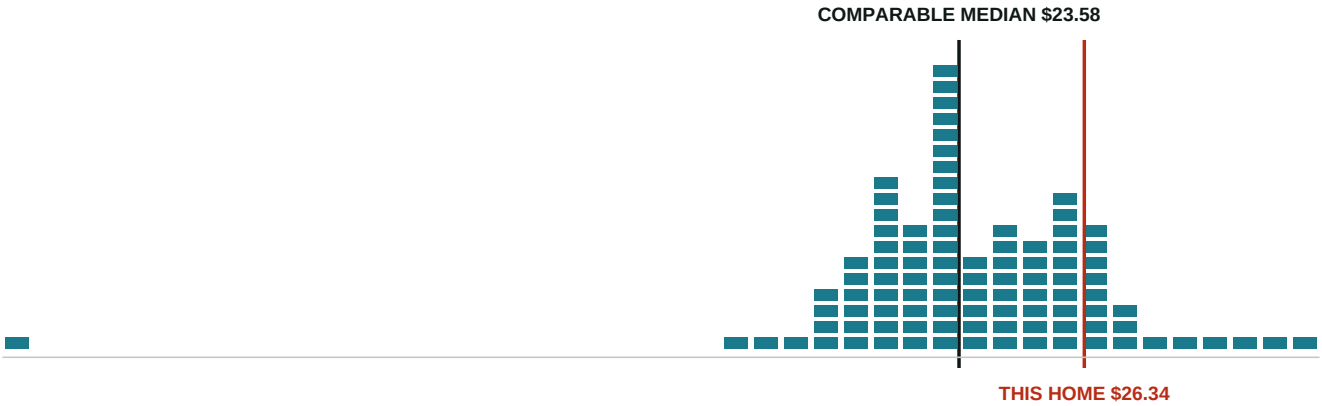
The comparable figure used is the median of all 2099 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 2099 properties 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	2,099
Lowest assessed	$2.56 per square foot
25th percentile	$22.36 per square foot
Median	$23.58 per square foot
75th percentile	$25.47 per square foot
Highest assessed	$31.51 per square foot
This home	$26.34 per square foot
Position	assessed above 1840 of the 2099 comparable properties, the 88th percentile



$2.56 per sq ft — 2099 comparable properties by assessed value per square foot, one mark is 24 properties — $31.51 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 2099 comparables	$23.58
Building area of this home	1,139 sq ft
Median multiplied by building area	**$26,863**
Current total assessed value	$30,000
Difference, the reduction requested	**$3,137**

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 $3,137 in assessed value is worth roughly $665 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

2099 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 2099 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
06264070150000		1,139	1972	3	1	$24,669	$21.66
06262120060000		1,139	1969	3	1	$25,168	$22.10
06262120010000		1,139	1967	3	1	$25,886	$22.73
06264060220000		1,139	1971	3	1	$26,000	$22.83
06232150060000		1,139	1969	3	1	$26,000	$22.83
06234120010000		1,139	1968	3	1	$26,000	$22.83
06262160050000		1,139	1969	3	1	$26,574	$23.33
06243050010000		1,139	1968	3	1	$26,957	$23.67
06264070040000		1,139	1971	3	1	$26,980	$23.69
06264060130000		1,139	1971	3	1	$27,217	$23.90
06262120040000		1,139	1970	3	1	$27,311	$23.98
06262150350000		1,139	1970	3	1	$27,344	$24.01
06264100130000		1,139	1970	3	1	$27,359	$24.02
06262120050000		1,139	1967	3	1	$27,487	$24.13
06264050010000		1,139	1971	3	1	$27,757	$24.37
06261120490000		1,139	1971	3	2	$27,930	$24.52
06264030280000		1,139	1971	3	1	$28,000	$24.58
06264110040000		1,139	1970	3	1	$28,000	$24.58
06264110270000		1,139	1970	3	1	$28,278	$24.83
06243100200000		1,139	1969	3	1	$28,305	$24.85
06262020130000		1,139	1970	3	1	$28,366	$24.90
06264120140000		1,139	1970	3	1	$28,377	$24.91
06243080130000		1,139	1968	3	1	$28,525	$25.04
06261120520000		1,139	1970	3	1	$28,558	$25.07
06262020050000		1,139	1969	4	2	$28,672	$25.17
06243110020000		1,139	1968	3	1	$28,731	$25.22
06264070080000		1,139	1972	3	1	$28,769	$25.26
06262130270000		1,139	1971	3	1	$29,000	$25.46
06264060210000		1,139	1970	3	1	$29,000	$25.46
06243100230000		1,139	1968	3	1	$29,000	$25.46
06264070280000		1,139	1970	3	1	$29,000	$25.46
06264110170000		1,139	1970	3	1	$29,000	$25.46
06243110120000		1,139	1968	3	1	$29,000	$25.46
06264030140000		1,139	1970	3	1	$29,000	$25.46
06232150440000		1,139	1973	3	1	$29,000	$25.46
06243110090000		1,139	1971	3	1	$29,000	$25.46
06264030130000		1,139	1970	3	1	$29,000	$25.46
06264040070000		1,139	1969	3	1	$29,000	$25.46
06264080040000		1,139	1970	3	1	$29,000	$25.46
06264120150000		1,139	1970	3	1	$29,000	$25.46

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06264050160000		1,139	1972	3	1	$29,000	$25.46
06243070260000		1,139	1968	3	1	$29,000	$25.46
06264040100000		1,139	1971	3	2	$29,000	$25.46
06264030110000		1,139	1971	4	1	$29,000	$25.46
06232150240000		1,139	1969	3	1	$29,000	$25.46
06234090250000		1,139	1968	3	1	$29,000	$25.46
06243080160000		1,139	1968	2	1	$29,000	$25.46
06262160030000		1,139	1967	3	1	$29,000	$25.46
06264050030000		1,139	1970	3	1	$29,000	$25.46
06264120180000		1,139	1972	3	1	$29,000	$25.46
06251040760000		1,139	1971	3	1	$29,000	$25.46
06234060450000		1,139	1968	3	1	$29,000	$25.46
06234090240000		1,139	1968	3	1	$29,000	$25.46
06243080180000		1,139	1968	3	1	$29,001	$25.46
06264050130000		1,139	1971	3	1	$29,001	$25.46
06264090240000		1,139	1974	3	2	$29,439	$25.85
06264080370000		1,139	1971	3	1	$30,000	$26.34
06264100250000		1,139	1970	3	1	$30,000	$26.34
06234120120000		1,139	1968	3	1	$30,000	$26.34
06264060040000		1,139	1971	3	1	$30,000	$26.34
06261120480000	**1303 S PARK BLVD**	**1,139**	**1970**	**3**	**1**	**$30,000**	**$26.34**

Median of all 2099 comparables: $23.58 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 2099 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	06262020110000	06261010070000	06231060200000	06262150140000
06234070150000	06234100320000	06261020120000	06234020250000	06262130160000
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06234120180000	06232090100000	06221030020000	06261070320000	06231050230000
06262070280000	06231040120000	06232140020000	06234060050000	06241020210000
06234100330000	06234120140000	06234100420000	06262080190000	06134160020000
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06262060440000	06231110280000	06231120420000	06234080140000	06232030350000
06261010380000	06232100350000	06231040180000	06232080040000	06232050070000
06261010430000	06261070080000	06233060320000	06234070280000	06243030120000
06241030120000	06231060350000	06232130390000	06262230160000	06134150040000
06262190080000	06232020300000	06243030110000	06243030030000	06262200240000
06243040290000	06241100210000	06262150020000	06241070010000	06231110240000
06231040480000	06231130040000	06241100250000	06221030030000	06241070480000
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06233040080000	06251050050000	06232080120000	06261040260000	06261010170000
06232110290000	06232140120000	06234000040000	06261070070000	06261010590000
06253130160000	06231040160000	06231090040000	06231050320000	06251040890000
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06243090020000	06262130330000	06134050140000	06261120530000	06241100170000
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06234020100000	06233070170000	06231060560000	06262070240000	06251060070000
06262220080000	06251070220000	06251100010000	06221010130000	06232040320000
06264110020000	06134160030000	06231160410000	06264110220000	06261090100000
06234090190000	06234040360000	06264170320000	06253180170000	06253150030000
06241100040000	06232090200000	06234050010000	06234020330000	06264150020000
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06234080260000	06234000170000	06261030110000	06261010260000	06233020120000
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06261010150000	06234000110000	06261060010000	06261020200000	06261020040000
06231070010000	06261030160000	06233030090000	06253170180000	06264140130000
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06241100460000	06233040240000	06262050190000	06264120190000	06134050300000
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06133050060000	06241080030000	06264070130000	06231110190000	

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.