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	06313020300000
Property address	2079 WESTRIDGE BLVD
Township	Hanover (18)
Assessor neighborhood	18012
Property class	207 Single-family, one story, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$45,000

14.8% of the current assessed value.

COMPARABLES IMPLY

$38,319

Estimated tax effect about $1,417 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,681

SECTION 1

The argument in one paragraph

The Assessor values 529 other properties in assessor neighborhood 18012 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 $21.62 per square foot. This home is assessed at $25.40 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,772 square feet gives $38,319. 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	1,772 square feet
Land area	7,590 square feet
Year built	1996
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	4
Full bathrooms	3
Half bathrooms	1

Total assessed value	$45,000
Assessed value per square foot	$25.40

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	582
2	Building area within 15% of this home	533
3	Built within 15 years of this home	533
4	Same building type	533
5	Same construction quality grade	529

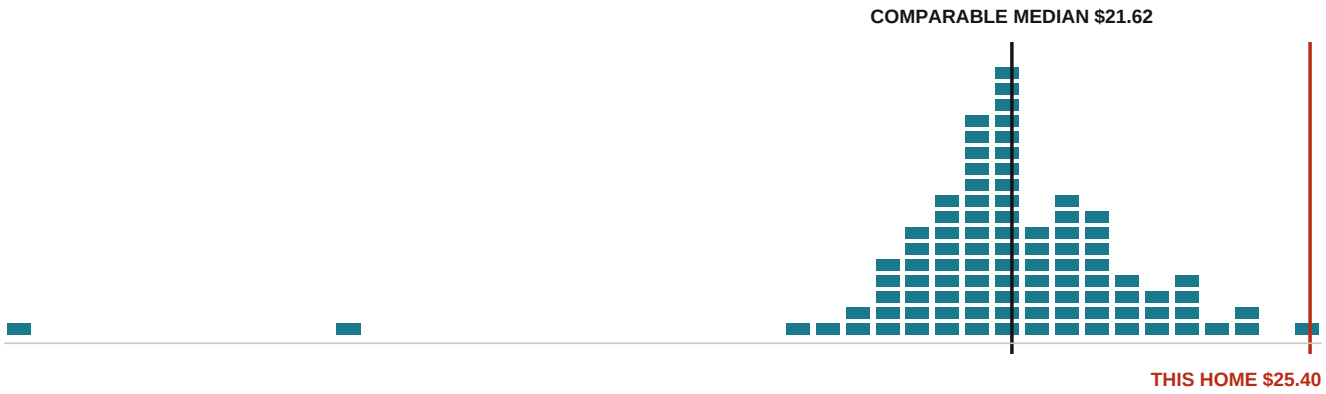
The comparable figure used is the median of all 529 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 529 properties 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	529
Lowest assessed	$8.88 per square foot
25th percentile	$20.96 per square foot
Median	$21.62 per square foot
75th percentile	$22.25 per square foot
Highest assessed	$25.54 per square foot
This home	$25.40 per square foot
Position	assessed above 528 of the 529 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 529 comparables	$21.62
Building area of this home	1,772 sq ft
Median multiplied by building area	**$38,319**
Current total assessed value	$45,000
Difference, the reduction requested	**$6,681**

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 $6,681 in assessed value is worth roughly $1,417 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

529 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 529 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
06313100180000	228 CEDARFIELD DR	1,772	1997	3	2	$35,224	$19.88
06283030100000	437 SNOW DRIFT CIR	1,752	1992	3	2	$34,950	$19.95
06294070130000	424 KNOLLCREST DR	1,786	1997	3	1	$36,533	$20.46
06313060200000		1,772	1994	3	2	$36,713	$20.72
06313110150000		1,772	1994	4	2	$36,825	$20.78
06283030390000		1,775	1992	3	2	$37,000	$20.85
06314010170000		1,772	1995	3	2	$36,943	$20.85
06314010190000		1,772	1995	3	2	$36,943	$20.85
06313060180000		1,772	1993	3	2	$37,000	$20.88
06313100160000		1,772	1994	3	2	$37,102	$20.94
06313090080000		1,772	1994	3	2	$37,505	$21.17
06313100230000		1,772	1996	3	2	$37,563	$21.20
06313110110000		1,772	1994	4	2	$37,569	$21.20
06283130080000		1,787	1993	3	1	$38,000	$21.26
06314030030000		1,772	1995	4	2	$37,798	$21.33
06313150260000		1,783	2003	3	2	$38,088	$21.36
06313020560000		1,783	2000	3	2	$38,100	$21.37
06313060250000		1,772	1993	3	2	$37,880	$21.38
06313020620000		1,783	2003	3	2	$38,149	$21.40
06313050150000		1,772	1994	3	2	$38,000	$21.44
06313080120000		1,772	1994	4	2	$38,000	$21.44
06313020220000		1,772	1993	3	2	$38,389	$21.66
06313080090000		1,772	1994	4	2	$38,582	$21.77
06313140060000		1,783	2003	3	2	$38,926	$21.83
06294050310000		1,786	1994	3	1	$39,000	$21.84
06294110270000		1,786	1995	3	1	$39,000	$21.84
06313070180000		1,772	1994	3	2	$38,715	$21.85
06313090050000		1,772	1994	3	2	$39,098	$22.06
06313030190000		1,762	1998	3	2	$39,000	$22.13
06313080200000		1,772	1996	4	2	$39,326	$22.19
06313130240000		1,783	2003	3	2	$40,000	$22.43
06294090140000		1,775	1995	3	2	$40,000	$22.54
06314030020000		1,772	1994	3	2	$40,000	$22.57
06313020120000		1,772	1993	3	2	$40,000	$22.57
06314030100000		1,772	1995	3	2	$40,000	$22.57
06313090140000		1,772	1995	3	2	$40,000	$22.57
06313040040000		1,772	1993	3	2	$40,000	$22.57
06313090230000		1,772	1994	3	2	$40,000	$22.57
06313080150000		1,772	1994	4	2	$40,000	$22.57
06313090190000		1,772	1994	3	2	$40,000	$22.57

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06313070220000		1,772	1994	3	2	$40,000	$22.57
06313090280000		1,772	1994	3	2	$40,000	$22.57
06313060230000		1,772	1994	3	2	$40,000	$22.57
06313130320000		1,783	2000	3	2	$41,000	$22.99
06313150040000		1,783	2003	3	2	$41,000	$22.99
06313130310000		1,783	2003	3	2	$41,000	$22.99
06313150100000		1,783	2003	3	2	$41,000	$22.99
06313150250000		1,783	2003	3	2	$41,000	$22.99
06313020470000		1,783	2000	3	2	$41,000	$22.99
06313020570000		1,783	2000	3	2	$41,000	$22.99
06313020390000		1,783	2000	3	2	$41,000	$22.99
06313130030000		1,783	2003	3	2	$41,000	$22.99
06313130260000		1,783	2003	3	2	$41,000	$22.99
06313020510000		1,783	2000	3	2	$41,000	$22.99
06313020070000		1,772	1995	3	2	$41,000	$23.14
06313080250000		1,772	1994	3	2	$41,000	$23.14
06314010060000		1,772	1994	3	2	$41,000	$23.14
06313020450000		1,783	2000	3	2	$42,000	$23.56
06313130220000		1,783	2003	4	3	$42,000	$23.56
06313030150000		1,762	1998	3	2	$42,000	$23.84
06313020300000	**2079 WESTRIDGE BLVD**	**1,772**	**1996**	**4**	**3**	**$45,000**	**$25.40**

Median of all 529 comparables: $21.62 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18012, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 529 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.

06283040110000	06294050040000	06314100070000	06283140140000	06314020040000
06283030480000	06283030400000	06283030450000	06283130190000	06313020280000
06283070190000	06283130230000	06283140120000	06283130310000	06283070070000
06294100130000	06283130250000	06294110140000	06313100180000	06294060050000
06283030100000	06283050040000	06283060030000	06283050090000	06313060160000
06313080160000	06313070130000	06294060140000	06314030220000	06294050080000
06294100090000	06294050260000	06294050200000	06294070020000	06294070170000
06294110220000	06313090160000	06313090040000	06313120070000	06294110180000
06294050190000	06283140110000	06314110070000	06283130280000	06283140080000
06313090130000	06283030370000	06283030010000	06283140130000	06313040110000
06283030020000	06313120140000	06283140030000	06294050130000	06283070100000
06283140040000	06283120310000	06294070130000	06294090040000	06283060140000
06294110170000	06294050230000	06313020260000	06313060030000	06294050350000
06294030210000	06283050060000	06283050020000	06283070050000	06283070020000
06313110030000	06294120090000	06313040300000	06294070070000	06294110240000
06294050240000	06294110090000	06294050330000	06294110280000	06294060030000
06294050180000	06294070050000	06313030020000	06313050320000	06294070040000
06314100050000	06313110010000	06313090060000	06313110040000	06313060220000
06314110080000	06283120370000	06283030410000	06313060200000	06294120100000
06294070080000	06294120050000	06294020160000	06294030010000	06294040160000
06294010180000	06313110150000	06294070120000	06283140190000	06294110260000
06283130240000	06283130290000	06283130320000	06294060110000	06283120360000
06283130140000	06283120250000	06283140020000	06283120230000	06283120330000
06283120130000	06283130270000	06283140060000	06283120270000	06313050070000
06314020220000	06283030390000	06314010170000	06314010190000	06294050060000
06294050140000	06294070150000	06313060180000	06294110190000	06314020180000
06283120350000	06313100160000	06283040030000	06283130060000	06283040070000
06294090250000	06314100170000	06314030230000	06283050110000	06283030080000
06283060090000	06283040050000	06313060090000	06313060110000	06313120050000
06313040120000	06313120120000	06294110060000	06313050200000	06294090110000
06294100160000	06314090200000	06313030050000	06294100070000	06294050280000
06294110070000	06294110110000	06294100020000	06294100150000	06294050100000
06294070140000	06294060020000	06294050340000	06294110290000	06294100100000
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06314090170000	06313030090000	06313030130000	06294050250000	06283130120000
06313040220000	06283070150000	06283050130000	06283050160000	06283070170000
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06313110110000	06294110200000	06294130020000	06283130080000	06294040180000
06294030280000	06313060010000	06314030030000	06313100100000	06283030420000
06283140250000	06283120030000	06283120070000	06283130100000	06283120050000
06283140270000	06283120090000	06283120150000	06283140230000	06283130020000
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06294060010000	06294110100000	06294050320000	06294100120000	06294060150000

06294110130000	06294050210000	06283070140000	06283030090000	06283130220000
06314090160000	06313050150000	06313080120000	06313100020000	06294030310000
06294090330000	06313080180000	06294110320000	06314110040000	06283140220000
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06313040150000	06313120150000	06314100200000	06313040280000	06313120170000
06314110050000	06313030110000	06314030200000	06314090220000	06313040310000
06313050250000	06313120020000	06313090180000	06313040140000	06314020280000
06313040170000	06313050190000	06314100190000	06314020250000	06313040100000
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06314090120000	06314090190000	06313040020000	06313040210000	06313050290000
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06294060070000	06314110110000	06314010220000	06313020220000	06283030310000
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06313070140000	06313080060000	06313050120000	06313100130000	06314010150000
06313070240000	06313020110000	06313090090000	06313110090000	06313140140000
06313130200000	06313140100000	06313020520000	06313090100000	06283130010000
06313080090000	06283030340000	06313070040000	06313140060000	06294050310000
06294110270000	06313070180000	06283120390000	06283120170000	06283120010000
06294100190000	06283130160000	06283140200000	06283140210000	06313050270000
06283030070000	06313050140000	06294060060000	06294050160000	06294110300000
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06313020170000	06313020240000	06314010200000	06313050050000	06313060150000
06313050130000	06314010030000	06313070120000	06283120340000	06283120100000
06314100060000	06283120200000	06283120290000	06314110130000	06314030010000
06313080020000	06314100110000	06313090010000	06314100010000	06283130130000
06283050150000	06283030030000	06283130170000	06283120190000	

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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