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	20254200700000
Property address	7725 S PAXTON AVE
Township	Hyde Park (70)
Assessor neighborhood	70080
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$16,701

19.0% of the current assessed value.

COMPARABLES IMPLY

$13,521

Estimated tax effect about $674 a year at a 7% composite rate.

REDUCTION REQUESTED

$3,180

SECTION 1

The argument in one paragraph

The Assessor values 278 other properties in assessor neighborhood 70080 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 $9.29 per square foot. This home is assessed at $11.47 per square foot, which is 24% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,456 square feet gives $13,521. 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	1,456 square feet
Land area	4,410 square feet
Year built	1939
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$16,701
Assessed value per square foot	$11.47

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	1,001
2	Building area within 15% of this home	458
3	Built within 15 years of this home	278
4	Same building type	278
5	Same construction quality grade	278

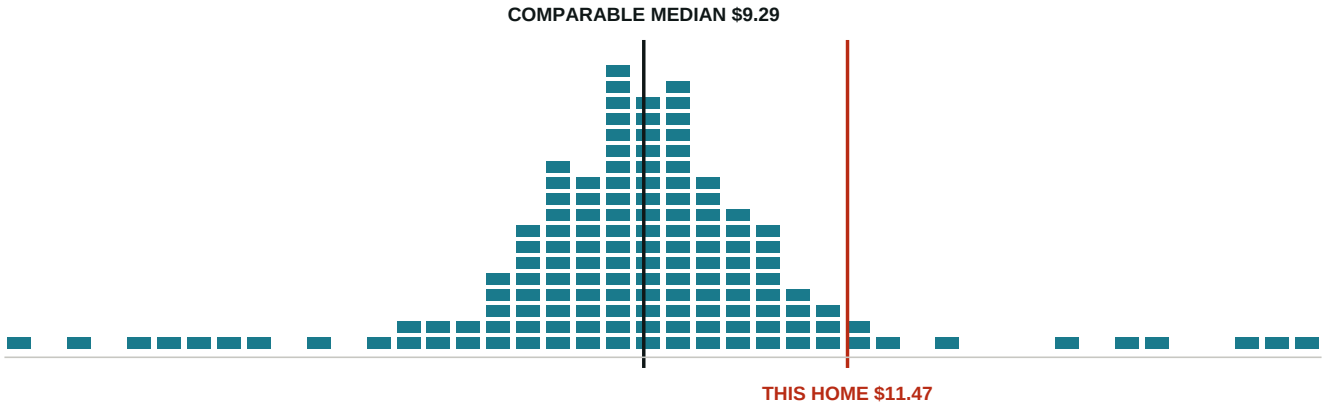
The comparable figure used is the median of all 278 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 278 properties 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	278
Lowest assessed	$2.43 per square foot
25th percentile	$8.49 per square foot
Median	$9.29 per square foot
75th percentile	$10.00 per square foot
Highest assessed	$16.55 per square foot
This home	$11.47 per square foot
Position	assessed above 262 of the 278 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 278 comparables	$9.29
Building area of this home	1,456 sq ft
Median multiplied by building area	**$13,521**
Current total assessed value	$16,701
Difference, the reduction requested	**$3,180**

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 $3,180 in assessed value is worth roughly $674 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

278 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 278 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
20361160360000	8158 S EUCLID AVE	1,454	1946	3	1	$9,700	$6.67
20361160350000	8154 S EUCLID AVE HOME	1,470	1946	3	1	$10,701	$7.28
20361160320000	8144 S EUCLID AVE	1,454	1946	3	1	$10,701	$7.36
20352150370000	8003 S HARPER AVE	1,487	1948	3	1	$11,201	$7.53
20264250160000	7843 S AVALON AVE	1,493	1926	3	1	$11,401	$7.64
20361050370000	7912 S JEFFERY AVE	1,464	1941	3	1	$11,200	$7.65
20352000360000	7921 S WOODLAWN AVE	1,440	1947	3	1	$11,101	$7.71
20363250300000	1742 E 86TH PL	1,437	1948	3	1	$11,101	$7.73
20361160300000	8136 S EUCLID AVE	1,470	1946	3	1	$11,701	$7.96
20363270070000	1721 E 86TH PL	1,472	1939	4	1	$11,720	$7.96
20361160250000	8118 S EUCLID AVE	1,454	1946	3	1	$11,701	$8.05
20361160290000	8132 S EUCLID AVE	1,454	1946	3	1	$11,701	$8.05
20253280030000	7811 S CREGIER AVE	1,478	1948	3	1	$12,101	$8.19
20364220550000	8621 S JEFFERY AVE	1,450	1943	3	1	$11,900	$8.21
20354150040000	1511 E 86TH ST	1,467	1947	3	1	$12,101	$8.25
20354130500000	8629 S DORCHESTER AVE	1,466	1940	3	1	$12,100	$8.25
20354130070000	8619 S DORCHESTER AVE	1,464	1939	3	1	$12,100	$8.27
20363220490000	8531 S BENNETT AVE	1,427	1949	3	1	$11,800	$8.27
20363040460000	8300 S CONSTANCE AVE	1,430	1946	3	1	$11,900	$8.32
20354030120000		1,485	1939	3	1	$12,400	$8.35
25022250230000		1,476	1946	3	1	$12,358	$8.37
20362230320000		1,426	1951	3	1	$12,101	$8.49
20364220490000		1,488	1941	3	1	$12,900	$8.67
20354130480000		1,469	1941	3	1	$12,900	$8.78
20363010180000		1,482	1938	3	1	$13,101	$8.84
25022250220000		1,465	1949	3	2	$13,000	$8.87
20354130060000		1,474	1939	3	1	$13,100	$8.89
20354050130000		1,474	1939	3	1	$13,101	$8.89
20363270090000		1,472	1939	4	1	$13,101	$8.90
20362230280000		1,450	1949	3	1	$13,101	$9.04
20363230580000		1,493	1941	3	2	$13,500	$9.04
25022060130000		1,415	1952	3	1	$12,800	$9.05
20363260190000		1,443	1946	3	1	$13,101	$9.08
20363050830000		1,438	1946	2	2	$13,100	$9.11
20254280330000		1,440	1950	3	1	$13,200	$9.17
20364090310000		1,497	1945	4	2	$13,900	$9.29
20354130180000		1,497	1924	3	2	$14,100	$9.42
20361160280000		1,454	1950	3	1	$13,701	$9.42
20251360700000		1,472	1939	3	1	$13,900	$9.44
20362310730000		1,460	1948	3	1	$13,800	$9.45

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20363130480000		1,425	1942	3	1	$13,600	$9.54
20362310630000		1,423	1941	3	1	$13,700	$9.63
20254200840000		1,464	1950	3	1	$14,100	$9.63
20362310750000		1,430	1948	3	1	$13,800	$9.65
25022040280000		1,420	1949	3	1	$13,800	$9.72
20362230270000		1,450	1949	3	1	$14,101	$9.72
20254200690000		1,456	1939	3	1	$14,400	$9.89
20363250040000		1,413	1940	3	1	$14,101	$9.98
25022040350000		1,480	1949	3	1	$14,800	$10.00
20361160260000		1,470	1946	3	1	$14,701	$10.00
20254200760000		1,491	1947	3	1	$15,100	$10.13
20362310720000		1,440	1948	3	1	$14,800	$10.28
20363220470000		1,427	1949	3	1	$14,800	$10.37
25022040300000		1,417	1949	3	1	$14,800	$10.44
20352000370000		1,432	1947	3	2	$15,101	$10.55
20254200780000		1,491	1947	3	1	$15,800	$10.60
20362160180000		1,500	1940	3	1	$16,000	$10.67
20254070340000		1,472	1950	3	1	$16,001	$10.87
20354050070000		1,461	1941	3	1	$16,501	$11.29
20254200700000	**7725 S PAXTON AVE**	**1,456**	**1939**	**3**	**1**	**$16,701**	**$11.47**
20254200070000		1,488	1940	3	2	$18,701	$12.57

Median of all 278 comparables: $9.29 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70080, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 278 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.

20362200370000	20361170290000	20361170280000	20362210310000	20362210320000
20363310210000	20363310220000	20254080220000	20254080230000	20363210110000
20363210120000	20362070330000	20363050150000	20361160360000	20361130130000
20361170230000	20362240460000	20363130200000	21303210250000	20361160350000
20361160320000	20352150370000	20253120370000	20361180330000	20264250160000
21303280200000	20361050370000	20362200360000	20352000360000	20363250300000
20363160420000	20362160300000	20253210140000	20354130220000	20362070340000
20361160300000	20363270070000	20362240380000	20363050740000	20361160250000
20361160290000	20363200470000	20363050870000	20354140020000	20253280030000
20253270070000	20363200440000	20364220550000	20354130550000	20354150040000
20354130500000	20363010170000	20354130070000	20363220490000	20363310450000
20363050770000	20354080120000	20254190030000	20363130810000	20363040460000
20354030120000	25022250230000	21303280210000	20354090040000	20362180350000
20362050300000	20363250010000	20253250460000	20251360660000	20362230320000
20362160320000	20363150190000	20363290300000	20362190440000	20354130450000
20363030140000	20253230180000	20362270280000	25022040410000	20363200400000
20362230400000	20363170260000	20251360710000	20364220490000	20352040190000
20362300250000	20364220480000	20354130030000	20354130480000	20362310790000
20363010180000	20362110060000	20352220160000	20362110050000	20364040060000
20354130210000	25022140200000	20354130140000	25022250220000	20354130060000
20354050130000	20363250020000	20363270090000	25022170050000	20254290050000
20363130470000	20362230440000	20362290430000	20364010300000	20363310460000
20363270130000	20362230280000	20363230580000	25022060130000	20362260110000
20363260190000	25024100070000	25024100080000	20361160310000	20363050830000
20363220480000	20363230510000	20362310570000	20362310540000	20363230540000
20363090160000	20363040140000	20363110190000	20254280330000	20363090150000
20251310430000	20354160070000	20354160100000	20362290090000	25022170200000
20364090300000	25022040380000	25022040260000	20364090310000	20363110050000
20354050170000	20253140580000	20363120470000	20352180310000	20363220420000
20254280150000	20363110340000	20251360980000	20363260180000	20254200790000
20354130180000	20361160280000	20264240380000	20362160310000	20251360700000
20362230310000	20362310780000	20362310730000	20362230330000	20362310760000
25022170010000	20362240390000	20254200770000	20363130480000	25022030200000
25022040360000	20362110440000	20254190040000	20363090050000	20251310440000
20354020470000	20354140070000	20363140620000	20362310740000	20362310490000
20352240200000	20362310630000	20361170220000	20254200840000	20354090110000
20362190450000	20254060150000	20362310750000	20362160170000	25022240290000
20363090040000	20362120390000	20362300070000	25022040460000	20254280010000
25022040280000	20362230270000	20363220440000	20354150190000	20363310470000
20362090310000	20354100350000	20251340010000	25022050230000	20363170250000
20254200690000	20364120210000	20354160090000	20354160110000	20254170360000
20363250040000	20363090180000	25022040350000	20361160260000	20363130850000
20363130500000	20362310800000	20251310400000	20251310410000	20354150130000
20254200760000	20352270050000	20363290610000	20354130200000	20254300130000
20251250200000	20354110250000	20254160170000	20251280160000	20362310720000

20362240370000	20254090380000	20254200720000	20254060140000	20363220470000
20354050090000	20264260460000	20364060330000	25022040300000	20254250330000
20251340380000	20251360670000	20362310690000	25022040240000	25022040250000
20352000370000	20364040230000	20354090130000	25022040330000	20254200780000
25022030280000	25022030270000	20362160180000	20361160340000	20362110410000
20363110130000	20254070310000	20254070340000	20363290650000	20254070330000
20254070350000	20363250170000	20251340370000	25022040320000	20354050070000
20363250030000	25022030260000	20351190170000	20254200850000	20254180110000
20363180310000	20254280030000	20251340440000	20254100130000	20254200070000
20363220500000	20362310830000	20354030340000	20362310820000	20363250060000
20354160080000	20253310200000	25022040340000		

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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