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	20271230050000
Property address	7415 S CALUMET AVE
Township	Hyde Park (70)
Assessor neighborhood	70030
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$19,100	**$12,150**	**$6,950**

36.4% of the current assessed value.
Estimated tax effect about $1,474 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 189 other properties in assessor neighborhood 70030 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 $7.77 per square foot. This home is assessed at $12.22 per square foot, which is 57% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,563 square feet gives $12,150. 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	1,563 square feet
Land area	10,667 square feet
Year built	1919
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$19,100
Assessed value per square foot	$12.22

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	1,118
2	Building area within 15% of this home	386
3	Built within 15 years of this home	304
4	Same building type	190
5	Same construction quality grade	189

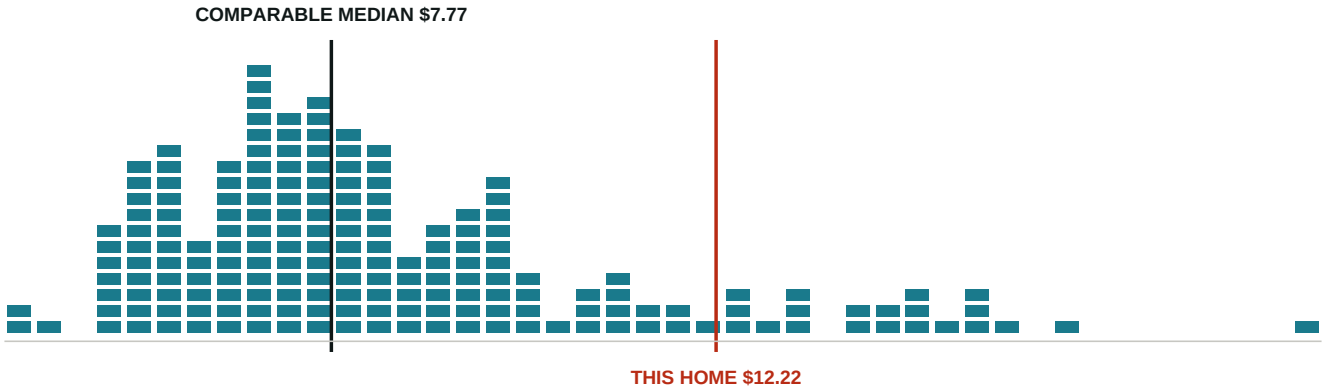
The comparable figure used is the median of all 189 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 189 properties 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	189
Lowest assessed	$3.99 per square foot
25th percentile	$6.75 per square foot
Median	$7.77 per square foot
75th percentile	$9.56 per square foot
Highest assessed	$19.22 per square foot
This home	$12.22 per square foot
Position	assessed above 168 of the 189 comparable properties, the 89th percentile



$3.99 per sq ft — 189 comparable properties by assessed value per square foot, one mark is one property — $19.22 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 189 comparables	$7.77
Building area of this home	1,563 sq ft
Median multiplied by building area	**$12,150**
Current total assessed value	$19,100
Difference, the reduction requested	**$6,950**

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 $6,950 in assessed value is worth roughly $1,474 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

189 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 189 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
20274290110000	7833 S CHAMPLAIN AVE	1,564	1908	3	1	$6,935	$4.43
20274140020000	7605 S LANGLEY AVE	1,545	1908	3	2	$7,800	$5.05
20274070150000	7549 S EVANS AVE	1,501	1906	2	1	$7,801	$5.20
20274040220000	7545 S SAINT LAWRENCE AV	1,560	1914	3	2	$8,400	$5.38
20274090240000	7608 S EBERHART AVE	1,584	1914	3	1	$8,900	$5.62
20274290220000	7818 S LANGLEY AVE	1,632	1910	4	1	$9,300	$5.70
20274020190000	7545 S EBERHART AVE 1	1,619	1912	2	1	$9,266	$5.72
20274240100000	7833 S KING DR HSE	1,606	1920	3	1	$9,300	$5.79
20274090350000	7642 S EBERHART AVE	1,590	1915	5	3	$9,300	$5.85
20274130020000	7605 S CHAMPLAIN AVE HSE	1,589	1912	3	1	$9,300	$5.85
20274220310000	7730 S EVANS AVE	1,584	1908	4	1	$9,300	$5.87
20274220260000	7714 S EVANS AVE	1,552	1914	4	1	$9,300	$5.99
20274000270000	7532 S VERNON AVE	1,552	1914	4	2	$9,300	$5.99
20274090170000	7647 S VERNON AVE	1,600	1918	3	1	$9,600	$6.00
20274080210000	7608 S VERNON AVE	1,510	1914	3	1	$9,300	$6.16
20274300230000	7814 S EVANS AVE	1,485	1908	4	1	$9,600	$6.46
20274020120000	7523 S EBERHART AVE	1,619	1913	4	1	$10,600	$6.55
20274200090000	7723 S SAINT LAWRENCE AV	1,608	1908	3	2	$10,600	$6.59
20274010380000	7548 S EBERHART AVE	1,587	1913	3	1	$10,600	$6.68
20274000180000	7553 S KING DR	1,629	1912	4	3	$11,000	$6.75
20272210050000	7317 S CHAMPLAIN AVE	1,611	1908	3	1	$10,901	$6.77
20274100030000	7607 S EBERHART AVE	1,586	1908	4	2	$10,900	$6.87
20274130090000	7623 S CHAMPLAIN AVE	1,584	1908	4	1	$10,900	$6.88
20274100090000	7623 S EBERHART AVE	1,528	1912	4	1	$10,600	$6.94
20274200370000		1,570	1918	4	1	$10,900	$6.94
20274120320000		1,535	1908	3	2	$10,900	$7.10
20274100160000		1,616	1914	3	2	$11,500	$7.12
20274130170000		1,612	1920	4	2	$11,600	$7.20
20274180090000		1,626	1918	3	1	$11,801	$7.26
20223160160000		1,632	1913	4	1	$12,001	$7.35
20221060200000		1,494	1916	4	1	$11,000	$7.36
20274290300000		1,586	1916	4	2	$11,700	$7.38
20274040260000		1,516	1911	4	1	$11,600	$7.65
20274180310000		1,542	1923	3	1	$11,901	$7.72
20274020170000		1,518	1913	3	2	$11,800	$7.77
20274090150000		1,485	1912	4	1	$11,600	$7.81
20272250100000		1,587	1913	3	1	$12,600	$7.94
20222280400000		1,592	1908	3	1	$12,665	$7.96
20222170110000		1,496	1928	3	1	$12,000	$8.02
20272160080000		1,550	1915	4	2	$12,500	$8.06

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20224030290000		1,597	1926	3	1	$13,000	$8.14
20223040100000		1,593	1908	3	1	$13,000	$8.16
20272080100000		1,519	1913	3	2	$12,500	$8.23
20223180190000		1,509	1908	4	1	$13,001	$8.62
20274120090000		1,515	1923	5	2	$13,600	$8.98
20274060180000		1,620	1914	4	2	$14,600	$9.01
20223210070000		1,506	1908	3	2	$14,000	$9.30
20271000290000		1,569	1908	5	2	$15,113	$9.63
20223140260000		1,517	1906	3	3	$14,861	$9.80
20274090180000		1,623	1916	5	2	$16,400	$10.10
20274030160000		1,553	1913	3	1	$17,900	$11.53
20223140080000		1,550	1908	4	2	$18,000	$11.61
20274030250000		1,535	1913	3	2	$18,500	$12.05
20271230050000	**7415 S CALUMET AVE**	**1,563**	**1919**	**3**	**2**	**$19,100**	**$12.22**
20221050230000		1,595	1910	3	2	$20,000	$12.54
20271010100000		1,531	1920	4	2	$20,100	$13.13
20271090020000		1,600	1922	3	2	$23,203	$14.50
20274280080000		1,490	1910	3	2	$22,500	$15.10
20223040130000		1,521	1909	3	1	$23,000	$15.12
20274200020000		1,563	1920	3	3	$23,900	$15.29
20271020090000		1,550	1913	3	2	$25,100	$16.19

Median of all 189 comparables: $7.77 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70030, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 189 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.

20274270380000	20274230110000	20274290110000	20274140020000	20274130280000
20274070150000	20274080340000	20274010220000	20274120070000	20274100020000
20274040220000	20274060270000	20274270330000	20274290210000	20274220240000
20274290040000	20274130300000	20274090240000	20274090310000	20274290220000
20274020190000	20274030410000	20274000320000	20274030340000	20274240100000
20274090350000	20274130020000	20274220310000	20274220260000	20274000270000
20274090170000	20274000290000	20274100350000	20274200100000	20274080210000
20224120220000	20274250260000	20274220090000	20274130190000	20274200070000
20274090050000	20274300230000	20271230200000	20274020120000	20274200090000
20274100340000	20274010380000	20274270270000	20274000180000	20274140280000
20274080100000	20272210050000	20274200130000	20274230090000	20271090040000
20274100030000	20274130090000	20274250170000	20274040330000	20274100090000
20274200370000	20272020140000	20274000070000	20274250230000	20274000080000
20274120320000	20221050200000	20274220340000	20274100160000	20224110320000
20274290130000	20274130170000	20274180090000	20223030230000	20274180370000
20223160160000	20221060200000	20274290300000	20272250060000	20274200150000
20272100210000	20274180200000	20223120210000	20272200350000	20274160150000
20274040260000	20274090080000	20274180310000	20271010080000	20274250050000
20274190390000	20274090200000	20274180030000	20223010190000	20274020170000
20274200140000	20274090150000	20274080230000	20222170010000	20274010160000
20221040310000	20272250100000	20222280400000	20222170110000	20274130270000
20272160080000	20223010230000	20223030150000	20224030290000	20272230130000
20223040100000	20274080220000	20272080100000	20272290130000	20271090290000
20274230080000	20274000200000	20223010210000	20271160270000	20271140290000
20272100400000	20274250010000	20223180190000	20223140170000	20274100330000
20223140060000	20222280080000	20271140320000	20274120090000	20274060180000
20271070020000	20271150010000	20222240270000	20223010170000	20221060220000
20223210070000	20274120140000	20223210040000	20274160380000	20223100380000
20271200110000	20272040120000	20271000290000	20272110140000	20223100390000
20272310150000	20223140260000	20271020110000	20222170140000	20222280070000
20222290100000	20274090030000	20274090180000	20274090130000	20223230270000
20274100140000	20222170030000	20271090280000	20223210230000	20274120040000
20271020040000	20274050190000	20222200100000	20271200320000	20274030160000
20223140080000	20154140120000	20274030250000	20271130330000	20222120140000
20221050230000	20272090180000	20274260040000	20271010100000	20274300340000
20223170070000	20223140150000	20274220270000	20274300090000	20271090020000
20222170190000	20274080110000	20272270420000	20274280080000	20223040130000
20274200020000	20274080200000	20271020090000	20222310060000	

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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