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	21314190120000
Property address	8529 S EXCHANGE AVE
Township	Hyde Park (70)
Assessor neighborhood	70100
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$12,000

32.1% of the current assessed value.

COMPARABLES IMPLY

$8,146

REDUCTION REQUESTED

$3,854

Estimated tax effect about $817 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 97 other properties in assessor neighborhood 70100 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 $6.44 per square foot. This home is assessed at $9.49 per square foot, which is 47% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,264 square feet gives $8,146. 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	1,264 square feet
Land area	3,000 square feet
Year built	1915
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	No Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	3
Half bathrooms	None recorded

Total assessed value	$12,000
Assessed value per square foot	$9.49

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	1,179
2	Building area within 15% of this home	725
3	Built within 15 years of this home	444
4	Same building type	100
5	Same construction quality grade	97

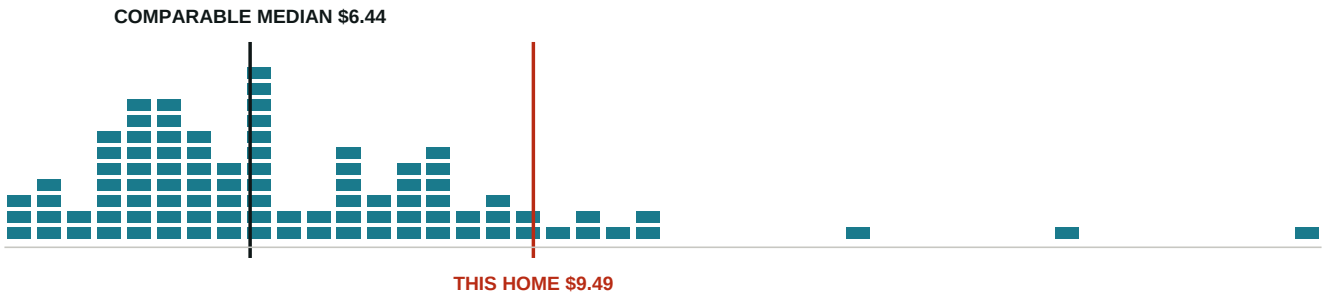
The comparable figure used is the median of all 97 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 97 properties 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	97
Lowest assessed	$3.80 per square foot
25th percentile	$5.35 per square foot
Median	$6.44 per square foot
75th percentile	$8.18 per square foot
Highest assessed	$17.98 per square foot
This home	$9.49 per square foot
Position	assessed above 87 of the 97 comparable properties, the 90th percentile



$3.80 per sq ft — 97 comparable properties by assessed value per square foot, one mark is one property — $17.98 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 97 comparables	$6.44
Building area of this home	1,264 sq ft
Median multiplied by building area	**$8,146**
Current total assessed value	$12,000
Difference, the reduction requested	**$3,854**

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 $3,854 in assessed value is worth roughly $817 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

97 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 97 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
21312240310000	8126 S BRANDON AVE	1,343	1903	4	2	$5,103	$3.80
21313230070000	8521 S MANISTEE AVE	1,218	1914	3	1	$5,200	$4.27
21311140230000	8006 S MANISTEE AVE	1,214	1905	3	1	$5,200	$4.28
21312070230000	7955 S SOUTH SHORE DR	1,292	1904	4	1	$5,700	$4.41
21312240350000	8136 S BRANDON AVE	1,160	1910	3	1	$5,403	$4.66
21311140260000	8012 S MANISTEE AVE	1,300	1912	3	1	$6,300	$4.85
21314220230000	8622 S MUSKEGON AVE	1,165	1904	3	1	$5,700	$4.89
21314110150000	8437 S ESCANABA AVE	1,181	1908	3	1	$5,853	$4.96
21313230060000	8519 S MANISTEE AVE	1,230	1914	4	1	$6,300	$5.12
21311270190000	8210 S SAGINAW AVE	1,291	1913	3	1	$6,700	$5.19
21313050240000	8322 S MARQUETTE AVE	1,290	1913	3	1	$6,718	$5.21
21312320410000	8244 S SOUTH SHORE DR	1,323	1900	3	1	$6,901	$5.22
21312090080000	8019 S MUSKEGON AVE	1,353	1903	3	1	$7,100	$5.25
21313290280000	8628 S MARQUETTE AVE	1,181	1908	3	2	$6,300	$5.33
21312240440000	8158 S BRANDON AVE	1,326	1903	3	2	$7,100	$5.35
21304090020000	7829 S ESCANABA AVE	1,265	1908	3	1	$6,900	$5.45
21311230380000	8152 S BURNHAM AVE	1,269	1922	3	1	$6,938	$5.47
21311230320000	8134 S BURNHAM AVE	1,221	1922	3	1	$6,701	$5.49
21312270090000	8225 S ESCANABA AVE	1,278	1910	2	2	$7,101	$5.56
21311150340000	8050 S BURNHAM AVE	1,260	1916	3	1	$7,100	$5.63
21311140350000	8038 S MANISTEE AVE	1,222	1924	3	1	$6,900	$5.65
21311140290000	8020 S MANISTEE AVE	1,222	1916	2	1	$6,900	$5.65
21312160150000	8135 S BURNHAM AVE	1,216	1903	3	1	$6,900	$5.67
21314180120000	8531 S ESCANABA AVE	1,216	1908	3	1	$7,000	$5.76
21312080360000	8036 S MUSKEGON AVE	1,200	1900	3	1	$7,100	$5.92
21313020210000	8349 S ESSEX AVE	1,158	1916	2	1	$6,901	$5.96
21312080100000	8025 S BURNHAM AVE	1,188	1910	2	1	$7,100	$5.98
21312080260000	8008 S MUSKEGON AVE	1,170	1903	3	2	$7,100	$6.07
21313010140000	8339 S PHILLIPS AVE HSE	1,357	1913	4	1	$8,482	$6.25
21313270260000	8612 S COLFAX AVE	1,357	1906	3	1	$8,700	$6.41
21313110330000	8426 S COLFAX AVE	1,350	1912	3	2	$8,700	$6.44
21313290050000	8613 S SAGINAW AVE	1,267	1925	2	1	$8,200	$6.47
21311230290000	8124 S BURNHAM AVE	1,260	1922	3	1	$8,201	$6.51
21312330160000	8216 S BRANDON AVE	1,317	1903	3	1	$8,701	$6.61
21311040390000	7954 S SAGINAW AVE	1,239	1918	3	1	$8,200	$6.62
21312070220000	7953 S SOUTH SHORE DR	1,368	1913	3	1	$9,100	$6.65
21311230330000	8136 S BURNHAM AVE	1,224	1922	3	1	$8,200	$6.70
21312240410000	8152 S BRANDON AVE	1,260	1903	3	1	$8,701	$6.91
21312230040000	8111 S COLES AVE	1,166	1916	3	1	$8,401	$7.20
21314010160000		1,184	1912	3	2	$8,700	$7.35

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
21314010400000		1,344	1914	4	1	$10,001	$7.44
21313020140000		1,332	1921	2	1	$10,200	$7.66
21311130520000		1,168	1913	3	1	$9,200	$7.88
21314240130000		1,267	1913	2	1	$10,000	$7.89
21313010130000		1,188	1913	3	1	$9,600	$8.08
21311130340000		1,223	1903	3	1	$10,000	$8.18
21311130380000		1,205	1913	3	2	$10,000	$8.30
21313170260000		1,299	1925	4	2	$10,900	$8.39
21311230100000		1,192	1923	4	1	$10,101	$8.47
21303310070000		1,216	1908	3	1	$11,000	$9.05
21313190400000		1,347	1918	3	2	$12,400	$9.21
21303230240000		1,268	1913	4	1	$12,000	$9.46
21314190120000	**8529 S EXCHANGE AVE**	**1,264**	**1915**	**4**	**3**	**$12,000**	**$9.49**
21313180030000		1,220	1910	4	1	$11,600	$9.51
21313100030000		1,176	1922	3	3	$11,600	$9.86
21313140050000		1,208	1926	4	1	$12,000	$9.93
21314010190000		1,190	1912	3	1	$12,400	$10.42
21313020610000		1,306	1917	3	1	$14,000	$10.72
26061020050000		1,200	1923	3	2	$12,900	$10.75
21311230250000		1,224	1922	3	1	$18,601	$15.20
21312330150000		1,246	1903	3	2	$22,401	$17.98

Median of all 97 comparables: $6.44 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70100, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 97 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.

21312240310000	21311050320000	21303310290000	21313230070000	21311140230000
21312070230000	21311150270000	21314090170000	21312240350000	21311140260000
21314220230000	21311120130000	21312150180000	21314110150000	21312160240000
21311140050000	21313230060000	21312090290000	21311270190000	21314100060000
21313050240000	21312320410000	21312090080000	21313290280000	21312240440000
21304090020000	21311230380000	21311230320000	21312270090000	21313290070000
21311150340000	21311140350000	21311140290000	21312160150000	21314180120000
21311230360000	21311030400000	21314200300000	21312080360000	21313020210000
21312080100000	21312080260000	21311150350000	21313010140000	21312210070000
21312060190000	21314110110000	21313270260000	21313110330000	21313290050000
21311230290000	21304080070000	21312330160000	21311040390000	21312070220000
21311120340000	21311230330000	21312240410000	21314160390000	21312230040000
21313010310000	21314010160000	21312230070000	21313110250000	21314010400000
21313190150000	21313020140000	26061020080000	21311130520000	21314240130000
21312060130000	21313010130000	21311130340000	21303310100000	21311130380000
21314210070000	21313170260000	21313230080000	21311230100000	21314230120000
21313280310000	21313270220000	21311040140000	21303310070000	26061030100000
21313190400000	21303230240000	21313180030000	21313100030000	21313140050000
26061020120000	21314010190000	21313020610000	26061020050000	21311270180000
21311230250000	21312330150000			

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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