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	25101030030000
Property address	9519 S PRAIRIE AVE
Township	Hyde Park (70)
Assessor neighborhood	70111
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$24,100

33.7% of the current assessed value.

COMPARABLES IMPLY

$15,990

Estimated tax effect about $1,720 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,110

SECTION 1

The argument in one paragraph

The Assessor values 120 other properties in assessor neighborhood 70111 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 $10.05 per square foot. This home is assessed at $15.15 per square foot, which is 51% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,591 square feet gives $15,990. 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	1,591 square feet
Land area	3,720 square feet
Year built	1926
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$24,100
Assessed value per square foot	$15.15

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	1,954
2	Building area within 15% of this home	461
3	Built within 15 years of this home	264
4	Same building type	120
5	Same construction quality grade	120

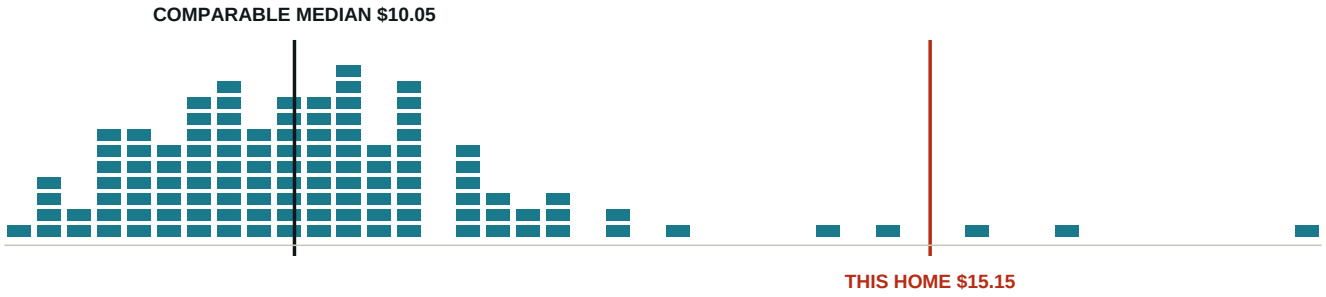
The comparable figure used is the median of all 120 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 120 properties 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	120
Lowest assessed	$7.72 per square foot
25th percentile	$9.21 per square foot
Median	$10.05 per square foot
75th percentile	$10.95 per square foot
Highest assessed	$18.29 per square foot
This home	$15.15 per square foot
Position	assessed above 117 of the 120 comparable properties, the 98th percentile



$7.72 per sq ft — 120 comparable properties by assessed value per square foot, one mark is one property — $18.29 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 120 comparables	$10.05
Building area of this home	1,591 sq ft
Median multiplied by building area	**$15,990**
Current total assessed value	$24,100
Difference, the reduction requested	**$8,110**

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 $8,110 in assessed value is worth roughly $1,720 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

120 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 120 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
20273100320000	7658 S CALUMET AVE	1,454	1940	3	1	$11,231	$7.72
20273120290000	7752 S WABASH AVE	1,540	1924	3	1	$12,301	$7.99
25034280050000	9413 S VERNON AVE	1,730	1925	3	2	$14,100	$8.15
20273040060000	7511 S PRAIRIE AVE HSE	1,506	1918	4	1	$12,301	$8.17
20273210170000	7806 S PRAIRIE AVE	1,514	1925	3	1	$12,600	$8.32
20273210130000	7841 S INDIANA AVE	1,688	1923	4	1	$14,118	$8.36
25034270170000	9418 S VERNON AVE	1,430	1923	3	1	$12,200	$8.53
25033190350000	9344 S CALUMET AVE	1,452	1927	3	1	$12,400	$8.54
20273050260000	7554 S KING DR	1,584	1914	3	1	$13,600	$8.59
20273120310000	7758 S WABASH AVE	1,540	1924	3	1	$13,301	$8.64
25034300090000	9427 S RHODES AVE	1,509	1916	3	1	$13,100	$8.68
20273190010000	7801 S WABASH AVE	1,654	1922	3	1	$14,700	$8.89
20341180200000	8208 S WABASH AVE	1,683	1936	3	2	$15,000	$8.91
25033090130000	9233 S MICHIGAN AVE	1,557	1941	3	1	$13,890	$8.92
20273050190000	7526 S KING DR 1FL	1,656	1916	3	2	$15,000	$9.06
20273130530000	7759 S WABASH AVE	1,686	1925	3	1	$15,300	$9.07
20273100310000	7654 S CALUMET AVE	1,442	1939	3	1	$13,204	$9.16
20273140110000	7735 S MICHIGAN AVE	1,560	1924	3	1	$14,301	$9.17
20273140120000	7739 S MICHIGAN AVE	1,560	1924	3	2	$14,301	$9.17
20273150030000	7715 S INDIANA AVE	1,476	1927	4	1	$13,534	$9.17
20341020150000	7921 S MICHIGAN AVE	1,605	1924	3	2	$14,800	$9.22
20341030320000	7940 S PRAIRIE AVE	1,463	1926	3	1	$13,600	$9.30
20273160350000	7754 S CALUMET AVE	1,429	1923	3	1	$13,300	$9.31
20273110380000	7650 S SOUTH PARK AVE	1,421	1918	3	1	$13,300	$9.36
20343220200000	8614 S CALUMET AVE	1,642	1923	3	1	$15,501	$9.44
20273090340000	7640 S PRAIRIE AVE	1,425	1925	3	1	$13,501	$9.47
20341080360000	8044 S INDIANA AVE	1,437	1924	4	1	$13,700	$9.53
20273210020000	7809 S INDIANA AVE	1,425	1924	3	1	$13,600	$9.54
20343220250000	8628 S CALUMET AVE	1,512	1927	3	1	$14,501	$9.59
25101170110000	9731 S FOREST AVE	1,468	1940	3	2	$14,101	$9.61
20273140080000	7725 S MICHIGAN AVE HSE	1,578	1924	3	1	$15,301	$9.70
20343230100000	8629 S CALUMET AVE	1,481	1924	3	1	$14,501	$9.79
25101140430000	9756 S INDIANA AVE	1,483	1929	3	1	$14,600	$9.84
20273120220000	7730 S WABASH AVE HSE	1,519	1926	3	1	$15,000	$9.87
20273090130000	7635 S INDIANA AVE	1,656	1923	3	2	$16,501	$9.96
25033070360000	9234 S WABASH AVE	1,449	1932	3	2	$14,500	$10.01
20273200210000	7826 S INDIANA AVE	1,429	1925	5	2	$14,300	$10.01
20341100260000	8028 S CALUMET AVE	1,448	1925	3	1	$14,500	$10.01
20273140090000		1,517	1926	3	1	$15,301	$10.09
20273100130000		1,458	1919	4	1	$14,800	$10.15

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20273070110000		1,684	1926	3	2	$17,300	$10.27
20273140180000		1,540	1923	3	2	$15,900	$10.32
20273110390000		1,475	1920	3	1	$15,300	$10.37
20273130230000		1,713	1925	3	1	$18,100	$10.57
25033010180000		1,509	1935	3	1	$16,000	$10.60
20343090300000		1,614	1939	4	2	$17,301	$10.72
20273110320000		1,488	1918	3	1	$16,000	$10.75
20273070020000		1,488	1924	3	1	$16,001	$10.75
20341030300000		1,448	1924	3	2	$15,600	$10.77
20273080020000		1,430	1922	3	1	$15,600	$10.91
20273100290000		1,512	1940	4	1	$16,600	$10.98
20341030310000		1,500	1924	4	1	$17,000	$11.33
20273090320000		1,424	1923	3	2	$16,201	$11.38
20273040210000		1,548	1918	3	1	$18,000	$11.63
20273080270000		1,492	1923	3	1	$18,000	$12.06
20343210090000		1,526	1924	3	2	$18,501	$12.12
20341060390000		1,564	1924	5	2	$19,900	$12.72
20341100250000		1,448	1925	5	1	$21,300	$14.71
25101030030000	**9519 S PRAIRIE AVE**	**1,591**	**1926**	**3**	**2**	**$24,100**	**$15.15**
20341090150000		1,450	1925	3	1	$22,501	$15.52
20343070280000		1,584	1939	4	1	$25,601	$16.16

Median of all 120 comparables: $10.05 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70111, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 120 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.

20273100320000	20273210150000	20273120290000	25034280050000	20273040060000
20273210170000	20273210130000	25034270170000	25033190350000	20273050260000
20341170090000	20273070160000	20273120310000	25034300090000	25033100100000
25034290080000	20273190010000	20273120180000	20341180200000	20273140290000
25033090130000	20273210030000	20273100060000	20273050190000	20273130530000
20273100310000	20273210060000	20273140110000	20273140120000	20273150030000
20341020150000	20273170220000	20273210140000	20341030320000	20273160350000
20273110380000	20273130200000	20343220200000	20273090340000	20341080360000
20273210020000	20343220250000	20273020090000	25101170110000	20341190040000
20273120160000	20273020180000	20273130340000	20273140080000	20343230100000
20273100200000	25101140430000	20273120220000	20273140270000	20341020280000
20273090130000	20273190050000	25033070360000	20273200210000	20341100260000
20273140090000	20273070230000	20273100130000	20341070120000	20273150140000
20341100290000	20273070110000	20273140160000	20341080100000	20273140180000
20273070220000	20341100320000	20273110390000	20341220320000	20341100230000
20341220300000	20341220100000	20341100280000	20273210070000	20273130230000
20341100270000	25033010180000	20343090300000	20273190250000	20273110320000
20273070020000	20341030300000	20273120210000	20273080020000	20341210190000
25034170330000	20273100290000	25034300280000	20273070300000	25033100190000
20341100150000	20343230070000	20273070240000	20341030310000	20343220190000
20273090320000	20273110400000	20273100040000	20341230040000	20273040210000
20273100330000	20343100160000	20343210140000	20273080220000	20273080270000
25031180080000	20343210090000	20343070340000	20341060390000	20273010020000
20341180410000	20341100250000	20341090150000	20343070280000	20343020480000

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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