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	25152020310000
Property address	10332 S RHODES AVE
Township	Hyde Park (70)
Assessor neighborhood	70220
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$17,443	**$13,411**	**$4,032**

23.1% of the current assessed value.
Estimated tax effect about $855 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 76 other properties in assessor neighborhood 70220 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 $7.04 per square foot. This home is assessed at $9.16 per square foot, which is 30% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,904 square feet gives $13,411. 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	1,904 square feet
Land area	3,780 square feet
Year built	1953
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	4
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$17,443
Assessed value per square foot	$9.16

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	889
2	Building area within 15% of this home	82
3	Built within 15 years of this home	76
4	Same building type	76
5	Same construction quality grade	76

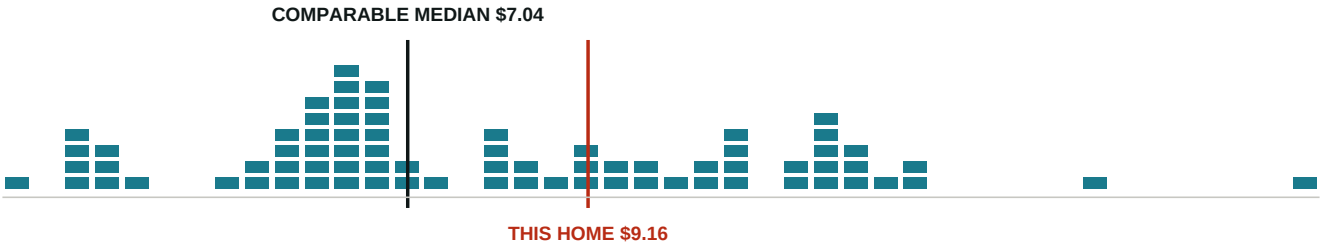
The comparable figure used is the median of all 76 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 76 properties 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	76
Lowest assessed	$2.28 per square foot
25th percentile	$5.97 per square foot
Median	$7.04 per square foot
75th percentile	$10.66 per square foot
Highest assessed	$17.75 per square foot
This home	$9.16 per square foot
Position	assessed above 50 of the 76 comparable properties, the 66th percentile



$2.28 per sq ft — 76 comparable properties by assessed value per square foot, one mark is one property — $17.75 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 76 comparables	$7.04
Building area of this home	1,904 sq ft
Median multiplied by building area	**$13,411**
Current total assessed value	$17,443
Difference, the reduction requested	**$4,032**

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 $4,032 in assessed value is worth roughly $855 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

76 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 76 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
25151240200000	10557 S FOREST AVE	2,026	1953	4	2	$4,628	$2.28
25152010220000	10347 S VERNON AVE	1,750	1940	4	2	$5,449	$3.11
25152010210000	10347 S VERNON AVE	1,750	1940	4	2	$5,449	$3.11
25151060210000	10347 S CALUMET AVE	1,904	1940	4	2	$6,252	$3.28
25151060220000	10349 S CALUMET AVE	1,904	1940	4	2	$6,252	$3.28
25151230460000	10524 S FOREST AVE	1,832	1942	3	1	$6,225	$3.40
25151230180000	10551 S PRAIRIE AVE	1,899	1938	4	2	$6,650	$3.50
25151230170000	10549 S PRAIRIE AVE	1,899	1938	4	2	$6,650	$3.50
25151240190000	10557 S FOREST AVE	2,026	1953	4	2	$7,875	$3.89
25152020340000	10342 S RHODES AVE	1,680	1938	4	2	$8,200	$4.88
25151250320000	10540 S KING DR	1,766	1939	4	1	$9,200	$5.21
25151230290000	10524 S FOREST AVE	1,832	1942	3	1	$9,900	$5.40
25151230210000	10500 S FOREST AVE	1,845	1951	4	2	$10,300	$5.58
25151030210000	10343 S INDIANA AVE	2,072	1946	4	2	$11,800	$5.69
25104160210000	10220 S SAINT LAWRENCE A	1,776	1947	3	2	$10,200	$5.74
25151170380000	10405 S CALUMET AVE	1,786	1949	4	1	$10,300	$5.77
25151240310000	10530 S CALUMET AVE 1	1,728	1939	4	2	$10,200	$5.90
25103110240000	10010 S PRAIRIE AVE	1,717	1941	3	1	$10,200	$5.94
25152010310000	10330 S EBERHART AVE	1,710	1939	3	1	$10,200	$5.96
25152090150000	10443 S EBERHART AVE	1,707	1944	4	1	$10,200	$5.98
25103260180000	10206 S FOREST AVE	1,680	1943	4	2	$10,079	$6.00
25104100240000	10108 S SAINT LAWRENCE A	1,851	1941	4	2	$11,200	$6.05
25104040310000	10030 S SAINT LAWRENCE A	1,972	1947	5	2	$12,200	$6.19
25104040360000	10046 S SAINT LAWRENCE A	2,112	1954	4	1	$13,200	$6.25
25152090250000	10412 S RHODES AVE	1,774	1955	3	1	$11,200	$6.31
25152110160000	569 E 104TH PL	2,057	1950	4	2	$13,200	$6.42
25152230030000	10609 S KING DR	1,970	1946	4	1	$12,700	$6.45
25153060310000	10732 S CALUMET AVE	1,723	1957	3	2	$11,200	$6.50
25152090300000	10426 S RHODES AVE	2,012	1941	4	1	$13,200	$6.56
25152030130000	10315 S RHODES AVE	1,963	1942	4	2	$13,200	$6.72
25152250160000	10604 S RHODES AVE	1,791	1946	4	1	$12,200	$6.81
25151290180000	10608 S KING DR	1,782	1941	3	1	$12,200	$6.85
25152140390000	10522 S VERNON AVE HSE	1,984	1949	4	2	$13,968	$7.04
25152160060000	10517 S EBERHART AVE	1,788	1951	2	2	$13,200	$7.38
25152150440000	10557 S VERNON AVE	1,880	1948	3	1	$15,000	$7.98
25151290410000	10615 S CALUMET AVE	1,872	1954	3	1	$15,000	$8.01
25103130010000	10001 S FOREST AVE	1,803	1950	3	1	$14,800	$8.21
25152140220000	10512 S VERNON AVE	1,742	1951	3	1	$14,900	$8.55
25104130090000	10229 S SOUTH PARK AVE	1,957	1948	3	2	$17,500	$8.94
25152090410000	10442 S RHODES AVE	1,890	1941	3	2	$17,000	$8.99

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
25152020310000	**10332 S RHODES AVE**	**1,904**	**1953**	**4**	**2**	**$17,443**	**$9.16**
25152150430000	10553 S VERNON AVE	1,820	1941	4	2	$17,000	$9.34
25152040070000	10355 S RHODES AVE HSE	1,938	1954	4	2	$19,200	$9.91
25104020060000	10017 S VERNON AVE	1,820	1947	7	3	$18,182	$9.99
25104050170000	639 E 100TH ST 1	1,893	1957	3	2	$20,000	$10.57
25104050330000	632 E 100TH PL	1,683	1945	4	2	$17,868	$10.62
25151290380000	10600 S KING DR	1,777	1941	4	2	$19,200	$10.80
25104100150000	10143 S RHODES AVE	1,936	1942	4	2	$21,000	$10.85
25104010140000	10047 S KING DR	2,032	1948	4	3	$22,400	$11.02
25103140370000		1,832	1950	4	1	$20,200	$11.03
25104100300000		1,747	1941	3	2	$20,300	$11.62
25152070290000		1,824	1954	5	2	$21,400	$11.73
25151170280000		1,906	1947	4	3	$23,000	$12.07
25152070010000		1,947	1961	5	2	$23,500	$12.07
25151140160000		1,842	1940	4	2	$22,400	$12.16
25152000370000		1,728	1960	4	2	$21,400	$12.38
25104010120000		1,715	1948	3	2	$21,400	$12.48
25151040410000		1,709	1941	4	2	$21,400	$12.52
25152070410000		1,728	1940	4	2	$22,400	$12.96
25152090420000		1,715	1942	3	2	$22,500	$13.12
25104070010000		1,981	1941	5	3	$35,165	$17.75

Median of all 76 comparables: $7.04 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70220, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 76 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.

25151240200000	25152010220000	25152010210000	25151060210000	25151060220000
25151230460000	25151230180000	25151230170000	25151240190000	25152020340000
25151250320000	25151230290000	25151230210000	25151030210000	25104160210000
25151170380000	25151240310000	25103110240000	25152010310000	25152090150000
25103260180000	25104100240000	25104040310000	25104080200000	25104040360000
25152090250000	25152110160000	25152250400000	25152230030000	25153060310000
25152090300000	25152030130000	25152240140000	25151230390000	25152250160000
25151230310000	25151290180000	25152140390000	25154000350000	25152160060000
25153140150000	25152150440000	25151290410000	25103130010000	25152140220000
25104150440000	25104130090000	25152090410000	25151060120000	25151160200000
25152150430000	25153150370000	25152040070000	25104020060000	25152090040000
25104050170000	25104050330000	25151290380000	25104100150000	25104010140000
25103140370000	25104100300000	25152070290000	25103180010000	25151170280000
25152070010000	25104080290000	25104100220000	25151140160000	25152000370000
25104010120000	25151040410000	25152070410000	25152090420000	25104160400000
25104070010000				

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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