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	25284320070000
Property address	25 E 125TH PL
Township	Hyde Park (70)
Assessor neighborhood	70250
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$13,000

26.5% of the current assessed value.

COMPARABLES IMPLY

$9,561

Estimated tax effect about $729 a year at a 7% composite rate.

REDUCTION REQUESTED

$3,439

SECTION 1

The argument in one paragraph

The Assessor values 186 other properties in assessor neighborhood 70250 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 $8.65 per square foot. This home is assessed at $11.76 per square foot, which is 36% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,105 square feet gives $9,561. 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	1,105 square feet
Land area	5,120 square feet
Year built	1949
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	4
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$13,000
Assessed value per square foot	$11.76

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	315
2	Building area within 15% of this home	266
3	Built within 15 years of this home	197
4	Same building type	186
5	Same construction quality grade	186

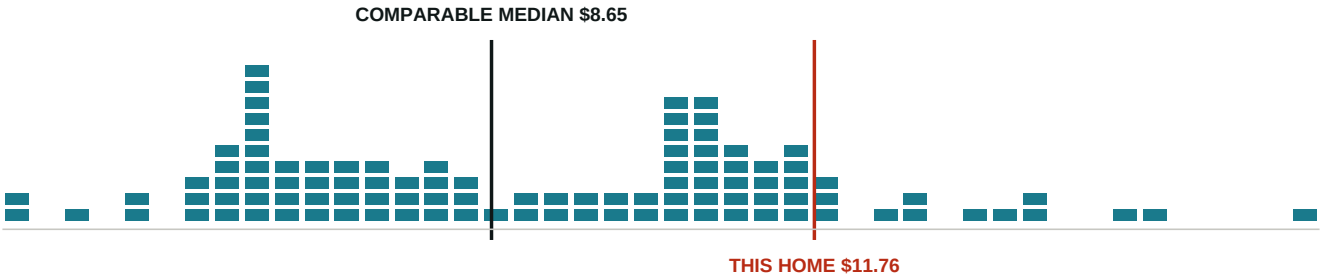
The comparable figure used is the median of all 186 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 186 properties 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	186
Lowest assessed	$3.94 per square foot
25th percentile	$6.65 per square foot
Median	$8.65 per square foot
75th percentile	$10.86 per square foot
Highest assessed	$16.63 per square foot
This home	$11.76 per square foot
Position	assessed above 167 of the 186 comparable properties, the 90th percentile



$3.94 per sq ft — 186 comparable properties by assessed value per square foot, one mark is 2 properties — $16.63 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 186 comparables	$8.65
Building area of this home	1,105 sq ft
Median multiplied by building area	**$9,561**
Current total assessed value	$13,000
Difference, the reduction requested	**$3,439**

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 $3,439 in assessed value is worth roughly $729 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

186 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 186 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
25271190020000	12107 S MICHIGAN AVE	1,076	1963	3	1	$6,100	$5.67
25271260350000	12216 S MICHIGAN AVE	1,064	1961	3	1	$6,700	$6.30
25271180410000	33 E 121ST ST	1,125	1956	3	1	$7,300	$6.49
25271220080000	12155 S STATE ST	1,145	1958	3	1	$7,600	$6.64
25284180180000	12462 S WABASH AVE	1,104	1960	3	1	$7,600	$6.88
25271180430000	16 E 121ST PL	1,052	1956	3	1	$7,400	$7.03
25271180380000	23 E 121ST ST	1,052	1956	3	1	$7,400	$7.03
25284180040000		1,066	1957	3	1	$7,600	$7.13
25271310130000		1,071	1953	3	1	$7,700	$7.19
25271270710000		1,150	1962	3	1	$8,400	$7.30
25271270670000		1,150	1962	3	1	$8,500	$7.39
25271270720000		1,150	1962	3	1	$8,500	$7.39
25284210240000		1,101	1954	3	1	$8,200	$7.45
25271270660000		1,150	1962	3	1	$8,700	$7.57
25271270690000		1,075	1962	3	1	$8,400	$7.81
25284160310000		1,136	1962	3	1	$9,000	$7.92
25271290010000		1,117	1960	3	1	$9,000	$8.06
25271220150000		1,052	1957	3	1	$8,700	$8.27
25284180200000		1,104	1960	3	1	$9,300	$8.42
25284170440000		1,104	1964	3	1	$9,300	$8.42
25284210360000		1,087	1951	2	2	$9,600	$8.83
25271270700000		1,150	1962	3	1	$10,200	$8.87
25284210400000		1,080	1960	3	1	$10,000	$9.26
25284160370000		1,136	1961	3	1	$10,600	$9.33
25284210380000		1,096	1952	3	2	$10,300	$9.40
25271270450000		1,151	1950	3	1	$11,000	$9.56
25284230220000		1,064	1961	3	1	$10,300	$9.68
25284230520000		1,152	1962	3	1	$12,001	$10.42
25271180550000		1,052	1956	3	1	$11,000	$10.46
25271180360000		1,052	1956	3	1	$11,000	$10.46
25271180450000		1,052	1956	2	1	$11,000	$10.46
25271180470000		1,052	1956	3	1	$11,000	$10.46
25271180520000		1,052	1956	3	1	$11,000	$10.46
25271180540000		1,052	1956	3	1	$11,000	$10.46
25271310190000		1,127	1962	3	2	$11,800	$10.47
25271310450000		1,144	1942	3	1	$12,000	$10.49
25271300330000		1,116	1950	2	1	$12,000	$10.75
25271230150000		1,114	1957	3	1	$12,000	$10.77
25271230140000		1,114	1957	3	1	$12,000	$10.77
25284320020000		1,105	1952	3	1	$12,001	$10.86

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
25271230200000		1,101	1954	3	1	$12,000	$10.90
25284320220000		1,099	1951	2	1	$12,001	$10.92
25284210330000		1,088	1951	2	1	$12,000	$11.03
25284210300000		1,088	1951	2	1	$12,001	$11.03
25284210280000		1,088	1951	3	1	$12,001	$11.03
25284320170000		1,088	1951	2	1	$12,001	$11.03
25284240620000		1,062	1958	2	1	$12,000	$11.30
25271230100000		1,141	1959	3	1	$13,000	$11.39
25284140330000		1,141	1964	3	1	$13,001	$11.39
25284160390000		1,136	1962	3	1	$13,000	$11.44
25284160360000		1,136	1961	3	1	$13,000	$11.44
25284160290000		1,136	1962	3	1	$13,000	$11.44
25271290110000		1,119	1950	3	1	$13,000	$11.62
25284190340000		1,108	1959	3	1	$13,001	$11.73
25284320130000		1,105	1951	3	1	$13,000	$11.76
25284320070000	**25 E 125TH PL**	**1,105**	**1949**	**3**	**1**	**$13,000**	**$11.76**
25284210390000		1,096	1952	3	1	$13,000	$11.86
25284320140000		1,087	1951	3	1	$13,000	$11.96
25284160300000		1,136	1963	3	1	$14,000	$12.32
25271310310000		1,102	1958	3	1	$14,000	$12.70
25284160320000		1,141	1963	3	1	$16,000	$14.02

Median of all 186 comparables: $8.65 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70250, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 186 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.

25284220050000 25284220060000 25271260270000 25271260280000 25271290060000
25271290290000 25271260060000 25284220320000 25271190020000 25284140260000
25271200120000 25271200150000 25271200140000 25271190010000 25284190030000
25271220140000 25271220110000 25271220190000 25271220120000 25271220180000
25284190310000 25284230600000 25271290170000 25271180440000 25271180390000
25271180370000 25271260350000 25284150160000 25271260240000 25284210200000
25284230130000 25284230170000 25271260230000 25271260360000 25284230190000
25284220300000 25284230160000 25284230120000 25284230240000 25284210190000
25271260220000 25271180410000 25284180090000 25271260090000 25271290030000
25271290020000 25271220080000 25271240050000 25271240080000 25271240060000
25284150140000 25284150010000 25284180180000 25271220160000 25271260400000
25271180430000 25271180380000 25284190280000 25284190290000 25271180400000
25284180040000 25271310130000 25271270710000 25271200180000 25271180460000
25271270670000 25271270720000 25271220200000 25271220230000 25271220210000
25271220100000 25271220130000 25284210240000 25271310440000 25271270660000
25284180220000 25271270690000 25271230130000 25284160310000 25284160340000
25284180080000 25271290010000 25271290050000 25284220330000 25284230180000
25284230590000 25271290300000 25271200170000 25271220150000 25284160380000
25284180200000 25284170440000 25271180530000 25284210360000 25271270700000
25271200130000 25271220170000 25271180480000 25284210400000 25284160370000
25284210380000 25284230320000 25271270450000 25284230220000 25271270560000
25271200200000 25284240590000 25271200220000 25284150170000 25284150260000
25271240090000 25271270480000 25284230520000 25271180550000 25271180360000
25271180450000 25271180470000 25271180520000 25271180540000 25271180500000
25271310190000 25271240040000 25271240030000 25271310450000 25284160330000
25271200100000 25284190250000 25284190260000 25284190300000 25271300330000
25271230150000 25271230140000 25284240060000 25284240020000 25284320050000
25284320100000 25271200210000 25271200190000 25284150220000 25284150190000
25284320020000 25271230200000 25284320220000 25284140300000 25284140310000
25271270470000 25284210330000 25284210300000 25284210280000 25284320170000
25284240620000 25271230100000 25284140330000 25271180420000 25271180490000
25271180560000 25271180510000 25284160390000 25284160360000 25284160290000
25284240050000 25271200230000 25284150300000 25284150200000 25284150210000
25271290110000 25284190340000 25284320130000 25284320010000 25284210390000
25284150020000 25284320140000 25284160300000 25284320260000 25271310310000
25284170100000 25284240070000 25284140320000 25271230110000 25271310390000
25271310380000 25284160320000 25284240610000 25271200110000 25284210210000
25284220310000

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.

Prepared from Cook County Assessor published data by appealcomps.com, which is not a law firm, does not file appeals and does not give legal advice.