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	13313240240000
Property address	1628 N NEWLAND AVE
Township	Jefferson (71)
Assessor neighborhood	71200
Property class	204 Single-family, large lot
Assessment stage	Mailed value for 2026

ASSESSED NOW

$39,001

13.2% of the current assessed value.

COMPARABLES IMPLY

$33,840

Estimated tax effect about $1,095 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,161

SECTION 1

The argument in one paragraph

The Assessor values 171 other properties in assessor neighborhood 71200 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 $18.38 per square foot. This home is assessed at $21.18 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,841 square feet gives $33,840. 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	1,841 square feet
Land area	6,750 square feet
Year built	1930
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$39,001
Assessed value per square foot	$21.18

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	367
2	Building area within 15% of this home	251
3	Built within 15 years of this home	180
4	Same building type	171
5	Same construction quality grade	171

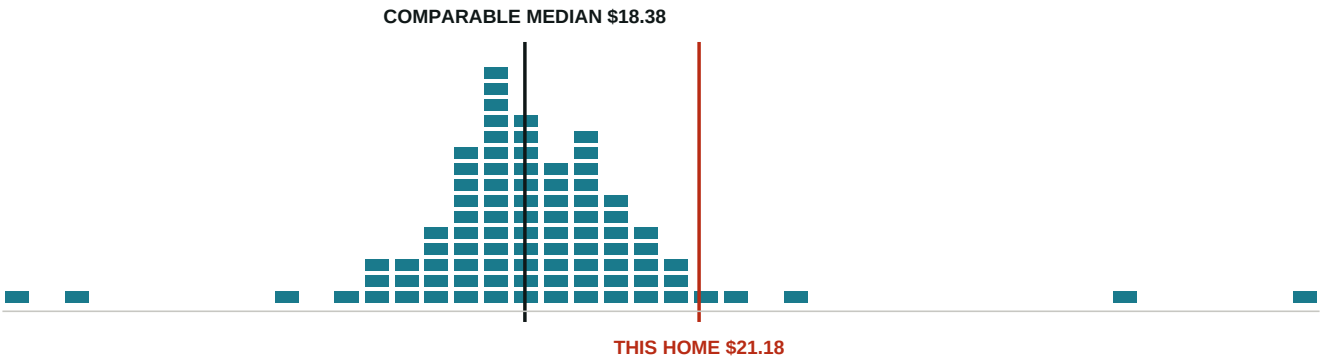
The comparable figure used is the median of all 171 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 171 properties 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	171
Lowest assessed	$9.97 per square foot
25th percentile	$17.65 per square foot
Median	$18.38 per square foot
75th percentile	$19.46 per square foot
Highest assessed	$31.17 per square foot
This home	$21.18 per square foot
Position	assessed above 164 of the 171 comparable properties, the 96th percentile



$9.97 per sq ft — 171 comparable properties by assessed value per square foot, one mark is 2 properties — $31.17 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 171 comparables	$18.38
Building area of this home	1,841 sq ft
Median multiplied by building area	**$33,840**
Current total assessed value	$39,001
Difference, the reduction requested	**$5,161**

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 $5,161 in assessed value is worth roughly $1,095 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

171 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 171 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
13291060120000	6133 W FLETCHER ST	1,824	1930	3	1	$18,191	$9.97
13291060110000	6133 W FLETCHER ST HSE	1,824	1930	3	1	$20,144	$11.04
13313110360000	1804 N NEW ENGLAND AVE	1,870	1936	3	3	$30,736	$16.44
13292230050000	2943 N PARKSIDE AVE	1,849	1924	3	1	$31,000	$16.77
13311290290000	2014 N NEWCASTLE AVE	1,851	1938	4	1	$31,190	$16.85
13302220450000	2930 N NAGLE AVE	1,872	1918	4	2	$32,000	$17.09
13311280130000	2023 N NEWLAND AVE	1,871	1939	4	2	$32,112	$17.16
13314150020000	1755 N NASHVILLE AVE	1,859	1921	4	1	$32,000	$17.21
13292230060000	2941 N PARKSIDE AVE	1,849	1924	3	1	$32,000	$17.31
13292230030000	2949 N PARKSIDE AVE	1,849	1924	3	1	$32,000	$17.31
13292230140000	2917 N PARKSIDE AVE	1,849	1925	3	1	$32,000	$17.31
13304050280000	2530 N RUTHERFORD AVE 1	1,836	1925	3	1	$32,000	$17.43
13301260140000	2907 N NEWCASTLE AVE	1,848	1928	3	2	$32,212	$17.43
13292060310000	3128 N PARKSIDE AVE	1,814	1927	4	1	$32,000	$17.64
13312030040000	2327 N RUTHERFORD AVE	1,842	1930	4	1	$32,499	$17.64
13292210270000	2940 N MAJOR AVE	1,870	1925	3	2	$33,000	$17.65
13292210230000	2952 N MAJOR AVE	1,853	1928	3	1	$33,000	$17.81
13291230210000	2842 N MERRIMAC AVE	1,836	1929	5	2	$32,866	$17.90
13301190340000	2927 N NEVA AVE	1,842	1940	4	1	$33,000	$17.92
13314100320000	1816 N NARRAGANSETT AVE	1,836	1927	4	2	$33,000	$17.97
13292280050000		1,834	1928	4	1	$33,000	$17.99
13301340200000		1,833	1923	4	2	$33,000	$18.00
13302200050000		1,825	1929	3	1	$33,000	$18.08
13314090370000		1,824	1928	3	2	$33,000	$18.09
13301010180000		1,868	1932	5	2	$33,827	$18.11
13291240150000		1,820	1940	3	1	$33,000	$18.13
13313190060000		1,820	1926	3	1	$33,000	$18.13
13313120130000		1,873	1927	4	1	$34,000	$18.15
13291160300000		1,872	1938	4	1	$34,000	$18.16
13302290300000		1,870	1940	3	1	$34,000	$18.18
13314100420000		1,812	1942	3	2	$33,000	$18.21
13291070350000		1,861	1945	3	2	$33,957	$18.25
13314230210000		1,858	1926	4	1	$34,000	$18.30
13291100060000		1,819	1942	3	2	$33,364	$18.34
13302120100000		1,853	1928	3	1	$34,000	$18.35
13292230080000		1,849	1924	3	1	$34,000	$18.39
13311290090000		1,843	1929	3	1	$34,000	$18.45
13314170110000		1,844	1925	5	2	$35,000	$18.98
13303100290000		1,824	1918	3	1	$35,000	$19.19
13313230110000		1,819	1926	3	1	$35,001	$19.24

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13292210290000		1,870	1925	3	2	$36,000	$19.25
13311230130000		1,848	1942	4	1	$35,775	$19.36
13313090320000		1,870	1938	3	1	$36,346	$19.44
13313260220000		1,845	1928	4	2	$36,000	$19.51
13291100070000		1,825	1940	4	1	$35,735	$19.58
13311190260000		1,824	1929	3	1	$36,000	$19.74
13291140260000		1,818	1922	3	2	$36,000	$19.80
13313130180000		1,844	1920	3	2	$36,540	$19.82
13301110150000		1,824	1939	3	2	$36,184	$19.84
13301240140000		1,862	1918	4	2	$37,001	$19.87
13292210020000		1,843	1940	3	2	$37,000	$20.08
13292210360000		1,835	1924	3	2	$37,000	$20.16
13292040170000		1,820	1926	4	2	$37,000	$20.33
13301110230000		1,865	1939	4	2	$38,000	$20.38
13311250470000		1,863	1927	4	2	$38,000	$20.40
13303110130000		1,814	1925	3	2	$37,001	$20.40
13301020330000		1,850	1937	4	2	$38,000	$20.54
13311140080000		1,847	1928	4	1	$38,000	$20.57
13313030430000		1,809	1941	3	1	$38,000	$21.01
13313240240000	**1628 N NEWLAND AVE**	**1,841**	**1930**	**4**	**2**	**$39,001**	**$21.18**
13301240300000		1,817	1939	3	3	$41,408	$22.79

Median of all 171 comparables: $18.38 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71200, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 171 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.

13291060120000	13291060110000	13303060240000	13311230190000	13313040190000
13311290240000	13304010370000	13292230090000	13311300150000	13301200120000
13311220120000	13313110360000	13303290370000	13303020430000	13303280010000
13301280300000	13303210050000	13292230050000	13303020100000	13311290290000
13314220150000	13314170040000	13302220450000	13311280130000	13314090320000
13314150030000	13314150020000	13292230060000	13292230030000	13292230140000
13314220070000	13304050280000	13301260140000	13292220300000	13291230030000
13302220050000	13301230240000	13313180260000	13291060180000	13291230200000
13313110220000	13292060310000	13312030040000	13292210270000	13314190090000
13292170100000	13302150100000	13292110230000	13292210230000	13302310050000
13314090010000	13292260290000	13301190240000	13292090120000	13291180240000
13291230210000	13301190340000	13292120060000	13314100320000	13314080430000
13314090060000	13292280050000	13301340200000	13314200110000	13292090070000
13302200050000	13314090370000	13301010180000	13291240150000	13313190060000
13291110100000	13313120130000	13291160300000	13314090080000	13302290300000
13301320160000	13314100420000	13301100230000	13291070350000	13314090040000
13302150240000	13314230210000	13291090310000	13291100060000	13302120100000
13302020170000	13292230080000	13291060380000	13291160170000	13311290090000
13314100060000	13302040150000	13303190090000	13291080040000	13292110110000
13313170260000	13313160080000	13314200090000	13292110090000	13291230070000
13292060130000	13313110240000	13311290250000	13313020350000	13314190230000
13301220050000	13314100130000	13314170110000	13292140080000	13291150250000
13311110010000	13313250050000	13291180230000	13303100290000	13301060040000
13302180140000	13313230110000	13292210290000	13314200170000	13313110270000
13314090380000	13311230130000	13301160240000	13291100140000	13291150180000
13311250340000	13314120170000	13313090320000	13314050320000	13313040330000
13313260220000	13314100430000	13313240220000	13291100070000	13311280070000
13301110200000	13311180280000	13292170120000	13311190260000	13291140260000
13313110370000	13313130180000	13291090130000	13301110150000	13301240140000
13292060240000	13291160270000	13302260060000	13292210020000	13301200080000
13292210360000	13291010560000	13292040170000	13301110230000	13311250470000
13303110130000	13301020330000	13311260170000	13311140080000	13312030220000
13311260040000	13301120070000	13313030430000	13291080250000	13311270100000
13291110480000	13291240260000	13301240280000	13301240300000	13311200020000
13311190150000				

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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