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	13352180230000
Property address	3554 W SHAKESPEARE AVE HOUSE
Township	Jefferson (71)
Assessor neighborhood	71180
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$33,000	**$23,102**	**$9,898**

30.0% of the current assessed value.
Estimated tax effect about $2,099 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 166 other properties in assessor neighborhood 71180 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 $30.88 per square foot. This home is assessed at $44.12 per square foot, which is 43% above that median. Applying the median the Assessor already uses for those neighbors to this home's 748 square feet gives $23,102. 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	748 square feet
Land area	3,150 square feet
Year built	1903
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	8
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$33,000
Assessed value per square foot	$44.12

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	535
2	Building area within 15% of this home	202
3	Built within 15 years of this home	168
4	Same building type	166
5	Same construction quality grade	166

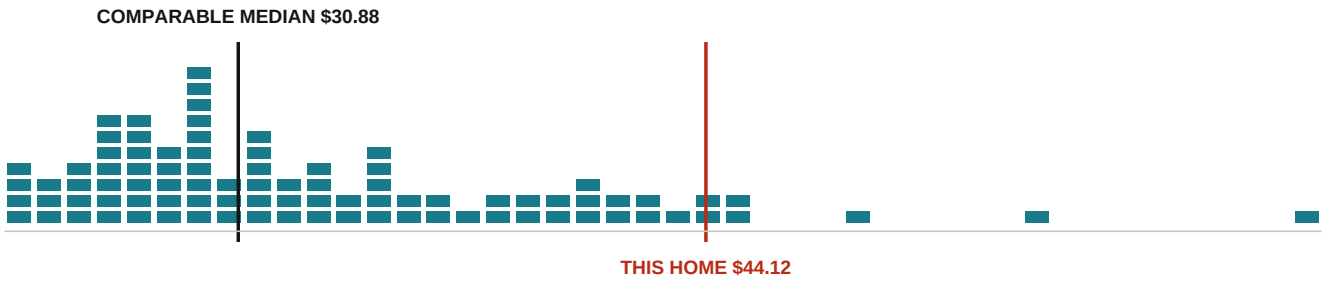
The comparable figure used is the median of all 166 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 166 properties 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	166
Lowest assessed	$24.27 per square foot
25th percentile	$28.01 per square foot
Median	$30.88 per square foot
75th percentile	$36.06 per square foot
Highest assessed	$61.54 per square foot
This home	$44.12 per square foot
Position	assessed above 156 of the 166 comparable properties, the 94th percentile



$24.27 per sq ft — 166 comparable properties by assessed value per square foot, one mark is 2 properties — $61.54 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 166 comparables	$30.88
Building area of this home	748 sq ft
Median multiplied by building area	**$23,102**
Current total assessed value	$33,000
Difference, the reduction requested	**$9,898**

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 $9,898 in assessed value is worth roughly $2,099 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

166 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 166 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
13341210140000	2121 N KILBOURN AVE	777	1893	2	1	$20,000	$25.74
13341230300000	4724 W MCLEAN AVE 1ST	756	1890	3	1	$20,000	$26.46
13341230290000	4726 W MCLEAN AVE	756	1890	2	1	$20,000	$26.46
13342260190000	2024 N KILDARE AVE	748	1903	2	1	$20,000	$26.74
13341010330000	2324 N KILPATRICK AVE	780	1918	2	1	$21,001	$26.92
13342030060000	2343 N TRIPP AVE	740	1910	3	1	$20,000	$27.03
13341280070000	2039 N KILBOURN AVE	740	1908	4	1	$20,000	$27.03
13341280140000	2023 N KILBOURN AVE	740	1908	2	1	$20,000	$27.03
13342250070000	4343 W DICKENS AVE 1	777	1903	2	1	$21,000	$27.03
13341150120000	4737 W PALMER ST	735	1908	2	1	$20,000	$27.21
13353220240000	1630 N HARDING AVE	760	1893	2	1	$21,000	$27.63
13342300140000	2027 N KEDVALE AVE	756	1913	3	1	$21,000	$27.78
13341250200000	2020 N KILPATRICK AVE	756	1903	2	1	$21,000	$27.78
13341170130000	4733 W SHAKESPEARE AVE	756	1909	2	1	$21,000	$27.78
13353170030000	3856 W WABANSIA AVE	718	1908	2	1	$20,000	$27.86
13353190060000	1733 N RIDGEWAY AVE	714	1901	2	1	$20,000	$28.01
13353200250000	1744 N MONTICELLO AVE	714	1903	2	1	$20,000	$28.01
13353190230000	1718 N LAWNDALE AVE	714	1898	2	1	$20,000	$28.01
13354120200000	1744 N DRAKE AVE	740	1888	2	1	$21,473	$29.02
13342180100000	4333 W SHAKESPEARE AVE	756	1898	3	1	$22,001	$29.10
13342250350000	4322 W MCLEAN AVE	753	1901	2	1	$22,001	$29.22
13353190030000	1739 N RIDGEWAY AVE	714	1901	2	1	$21,000	$29.41
13353190080000	1727 N RIDGEWAY AVE HSE	714	1901	2	1	$21,000	$29.41
13341290040000		748	1908	3	1	$22,001	$29.41
13342250420000		781	1901	2	1	$23,000	$29.45
13342250400000		781	1901	2	1	$23,000	$29.45
13353270210000		781	1908	2	1	$23,001	$29.45
13342130070000		716	1912	2	2	$21,284	$29.73
13342130030000		770	1910	2	1	$23,000	$29.87
13342100290000		736	1908	2	1	$22,000	$29.89
13342300050000		756	1903	3	1	$22,704	$30.03
13342220370000		756	1908	3	1	$23,000	$30.42
13342250370000		753	1901	2	1	$23,001	$30.55
13351160060000		720	1908	2	1	$22,001	$30.56
13341150160000		770	1906	3	2	$24,001	$31.17
13342140150000		748	1914	2	1	$24,000	$32.09
13353200160000		752	1898	2	1	$25,000	$33.24
13353200140000		780	1901	4	1	$26,000	$33.33
13342140130000		748	1913	2	1	$25,000	$33.42
13342180110000		736	1898	3	1	$25,000	$33.97

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13351240120000		750	1905	2	1	$26,001	$34.67
13353270230000		721	1904	2	2	$25,001	$34.68
13351120270000		735	1903	1	1	$26,000	$35.37
13352000240000		752	1904	2	1	$27,000	$35.90
13354200300000		720	1898	2	1	$26,000	$36.11
13351120160000		735	1906	2	1	$27,000	$36.73
13342140110000		748	1913	3	1	$28,000	$37.43
13342140140000		748	1913	3	1	$28,000	$37.43
13351240130000		756	1898	2	1	$29,001	$38.36
13352030220000		760	1902	2	1	$29,659	$39.02
13354180110000		735	1893	2	2	$29,000	$39.46
13352210060000		728	1891	2	1	$29,000	$39.84
13354230070000		780	1893	4	1	$32,001	$41.03
13352000180000		748	1903	2	1	$31,001	$41.45
13352130040000		740	1889	2	1	$31,000	$41.89
13351220050000		777	1895	2	1	$33,000	$42.47
13354000160000		753	1893	2	1	$32,001	$42.50
13352180230000	**3554 W SHAKESPEARE AVE H**	**748**	**1903**	**3**	**1**	**$33,000**	**$44.12**
13354040150000		765	1893	2	1	$34,001	$44.45
13341230280000		756	1897	2	1	$34,000	$44.97
13351120300000		750	1903	2	1	$34,000	$45.33

Median of all 166 comparables: $30.88 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71180, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 166 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.

13342060330000	13341150300000	13342060170000	13353260870000	13342020370000
13342240430000	13351120140000	13341210040000	13342300290000	13341070230000
13342100080000	13341210140000	13342260210000	13353210140000	13342020140000
13341230300000	13341230290000	13341230110000	13342260190000	13341280040000
13342060130000	13341010330000	13342030060000	13341280070000	13341280140000
13342250070000	13353260090000	13341150120000	13342110360000	13341210290000
13341210230000	13342100350000	13342100320000	13353220240000	13342270100000
13342300140000	13341250200000	13341170130000	13353170030000	13342280090000
13353190060000	13353200250000	13353190230000	13354130360000	13342030100000
13353180080000	13342130130000	13342260070000	13342300170000	13342300160000
13354120200000	13353250180000	13342120450000	13342060150000	13342180100000
13354080330000	13342250350000	13353190030000	13353190080000	13353190130000
13353190050000	13341290040000	13341090240000	13342250420000	13342250400000
13353270210000	13351130070000	13342030090000	13342130070000	13353150090000
13342110040000	13342130030000	13341260140000	13342100290000	13353240030000
13342300050000	13353260900000	13353260270000	13342190100000	13342220370000
13342250370000	13351160060000	13353260140000	13353220260000	13342060290000
13342110030000	13341150160000	13342020160000	13341230120000	13353200350000
13342130150000	13353180100000	13354070290000	13354130170000	13353190170000
13342140150000	13353270180000	13353200360000	13353200260000	13342030200000
13351240370000	13353250240000	13342120400000	13354070320000	13353200160000
13351130080000	13353200140000	13342140130000	13352010200000	13341090100000
13351040300000	13342180110000	13351130090000	13351130150000	13351130100000
13352100260000	13351240120000	13353270230000	13353210280000	13353210300000
13353200230000	13354230060000	13351120270000	13352000240000	13354200300000
13353150320000	13351120160000	13351060290000	13354010340000	13342140110000
13342140140000	13351240130000	13353270250000	13352210040000	13341090180000
13352030220000	13351190260000	13354180110000	13351130140000	13351130130000
13352210060000	13353030350000	13352210080000	13342130180000	13351130160000
13354230070000	13352000180000	13341060090000	13352130040000	13351280050000
13351220050000	13354000160000	13351060300000	13352360090000	13351120150000
13354230020000	13354040150000	13351060270000	13351060280000	13354090050000
13341230280000	13352100110000	13351120300000	13342030160000	13352150210000
13352290160000				

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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