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	19092150410000
Property address	4801 S LA CROSSE AVE
Township	Lake (72)
Assessor neighborhood	72350
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$29,000	**$25,119**	**$3,881**

13.4% of the current assessed value.
Estimated tax effect about $823 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 615 other properties in assessor neighborhood 72350 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 $27.54 per square foot. This home is assessed at $31.80 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 912 square feet gives $25,119. 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	912 square feet
Land area	3,473 square feet
Year built	1955
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	No Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$29,000
Assessed value per square foot	$31.80

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	740
2	Building area within 15% of this home	677
3	Built within 15 years of this home	627
4	Same building type	615
5	Same construction quality grade	615

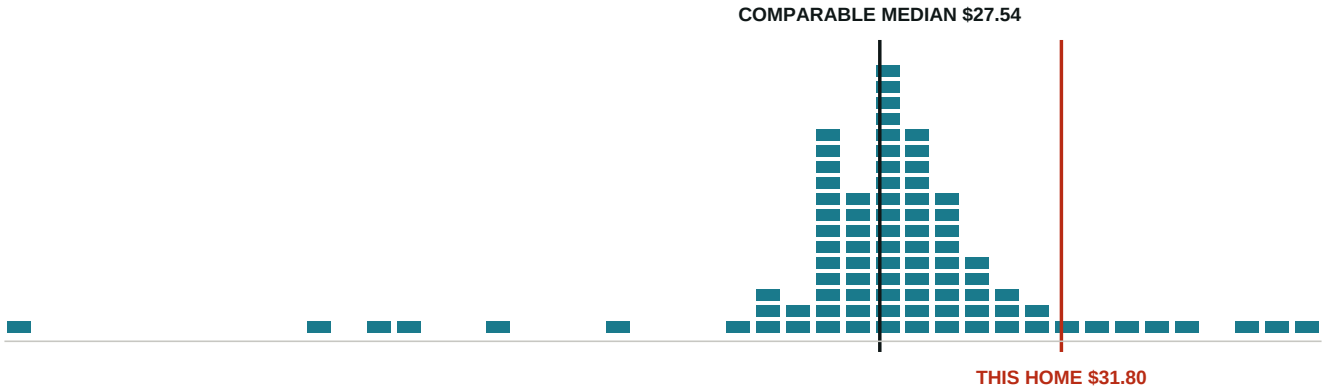
The comparable figure used is the median of all 615 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 615 properties 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	615
Lowest assessed	$7.03 per square foot
25th percentile	$26.84 per square foot
Median	$27.54 per square foot
75th percentile	$28.90 per square foot
Highest assessed	$37.89 per square foot
This home	$31.80 per square foot
Position	assessed above 594 of the 615 comparable properties, the 97th percentile



$7.03 per sq ft — 615 comparable properties by assessed value per square foot, one mark is 8 properties — $37.89 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 615 comparables	$27.54
Building area of this home	912 sq ft
Median multiplied by building area	**$25,119**
Current total assessed value	$29,000
Difference, the reduction requested	**$3,881**

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 $3,881 in assessed value is worth roughly $823 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

615 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 615 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
19092070070000		912	1955	2	1	$24,000	$26.32
19101020450000		912	1957	2	1	$24,000	$26.32
19101020390000		912	1957	2	1	$24,000	$26.32
19101020430000		912	1957	2	1	$24,000	$26.32
19092150020000		912	1955	2	1	$24,000	$26.32
19092050200000		912	1956	2	1	$24,000	$26.32
19092000180000		912	1958	2	1	$24,001	$26.32
19092220550000		912	1954	2	1	$24,816	$27.21
19092140290000		912	1955	2	1	$25,000	$27.41
19092150420000		912	1955	2	1	$25,000	$27.41
19093000750000		912	1955	2	1	$25,000	$27.41
19092040230000		912	1956	2	1	$25,000	$27.41
19092150030000		912	1955	2	1	$25,000	$27.41
19092010100000		912	1956	3	1	$25,000	$27.41
19092040170000		912	1956	2	1	$25,000	$27.41
19092040190000		912	1956	3	1	$25,000	$27.41
19094100450000		912	1940	2	1	$25,000	$27.41
19092070140000		912	1955	2	1	$25,000	$27.41
19092030320000		912	1956	2	1	$25,000	$27.41
19092000280000		912	1956	2	1	$25,000	$27.41
19092040270000		912	1956	2	1	$25,000	$27.41
19092220210000		912	1955	2	1	$25,000	$27.41
19092120240000		912	1955	2	1	$25,000	$27.41
19092050140000		912	1946	2	1	$25,000	$27.41
19092130200000		912	1955	2	1	$25,000	$27.41
19092000410000		912	1957	2	1	$25,000	$27.41
19101140300000		912	1956	2	1	$25,000	$27.41
19092040110000		912	1956	2	1	$25,000	$27.41
19092240590000		912	1955	2	1	$25,000	$27.41
19092010260000		912	1956	2	1	$25,000	$27.41
19092130270000		912	1955	2	1	$25,000	$27.41
19092110290000		912	1956	2	1	$25,000	$27.41
19092060270000		912	1956	2	1	$25,000	$27.41
19094100550000		912	1942	2	1	$25,000	$27.41
19101140400000		912	1956	2	1	$25,000	$27.41
19092130280000		912	1955	2	1	$25,000	$27.41
19092140270000		912	1955	2	1	$25,000	$27.41
19092220540000		912	1954	2	1	$25,001	$27.41
19092010320000		912	1956	2	1	$25,063	$27.48
19092040090000		912	1956	2	1	$26,000	$28.51

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19092110150000		912	1956	3	1	$26,000	$28.51
19092010090000		912	1956	3	1	$26,000	$28.51
19092020180000		912	1956	3	1	$26,000	$28.51
19092040300000		912	1956	2	1	$26,000	$28.51
19092220200000		912	1955	3	1	$26,000	$28.51
19092160520000		912	1956	2	1	$26,000	$28.51
19094050020000		912	1954	2	1	$26,000	$28.51
19101140420000		912	1956	3	1	$26,000	$28.51
19092110310000		912	1956	2	1	$26,000	$28.51
19092130370000		912	1955	2	1	$26,000	$28.51
19092010110000		912	1961	3	1	$26,000	$28.51
19092140400000		912	1955	2	1	$26,000	$28.51
19093180170000		912	1956	2	1	$26,000	$28.51
19092280620000		912	1955	2	1	$26,000	$28.51
19101020440000		912	1957	3	1	$26,000	$28.51
19092270400000		912	1941	2	1	$26,000	$28.51
19093280010000		912	1953	2	1	$26,000	$28.51
19092150040000		912	1955	2	1	$26,000	$28.51
19092160330000		912	1955	2	1	$26,000	$28.51
19093000760000		912	1956	2	1	$26,000	$28.51
19092150410000	**4801 S LA CROSSE AVE**	**912**	**1955**	**2**	**1**	**$29,000**	**$31.80**

Median of all 615 comparables: $27.54 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72350, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 615 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.

19092290470000	19093030320000	19092300120000	19092300110000	19094100220000
19094000100000	19094000090000	19093030310000	19092290240000	19094100210000
19101020340000	19101020310000	19101000430000	19101000420000	19101020530000
19101020540000	19092030350000	19101010340000	19101010270000	19101020360000
19101090230000	19101080300000	19101090310000	19101090320000	19094090540000
19094030050000	19101020330000	19101020290000	19093070020000	19093070010000
19093030400000	19092140070000	19092080390000	19092150120000	19093130010000
19094030470000	19092150160000	19101080620000	19092110120000	19101020470000
19092100370000	19092100120000	19101080450000	19101070390000	19101200310000
19101200470000	19101200340000	19092170380000	19093250760000	19092250250000
19101140210000	19094090130000	19093210320000	19101010350000	19101010360000
19101010320000	19092120020000	19101090250000	19101080290000	19101080320000
19101210350000	19101140260000	19101200390000	19101200520000	19101200490000
19101010290000	19101080240000	19101010310000	19101090260000	19101080230000
19092090200000	19101080260000	19101080340000	19101200510000	19101010370000
19101210270000	19101090270000	19101090340000	19101090290000	19101190470000
19101020320000	19094020570000	19093210310000	19092250080000	19094080300000
19094090110000	19092250200000	19092290640000	19093040300000	19092230030000
19094030080000	19093030620000	19093130090000	19103170750000	19092060200000
19092040120000	19092150150000	19092130300000	19101140330000	19092070070000
19101020450000	19101020390000	19101020430000	19092150020000	19092050200000
19093100240000	19092000180000	19092110130000	19094080150000	19094030300000
19092130150000	19101140290000	19094000440000	19092300260000	19092300250000
19101140380000	19101140390000	19092010130000	19092110330000	19094030170000
19092010280000	19092030300000	19094010330000	19103230150000	19101080460000
19092100380000	19092040160000	19092140140000	19094090260000	19092110080000
19092060120000	19092140320000	19094000600000	19092050130000	19092050260000
19092050270000	19092250020000	19092130320000	19092260160000	19092220240000
19092230100000	19101070400000	19094010760000	19101160020000	19092090380000
19092270120000	19094000500000	19092280230000	19101210190000	19094010060000
19101070500000	19092290070000	19093100200000	19093100210000	19092160510000
19092130240000	19092130260000	19093110120000	19093030590000	19094030330000
19101210080000	19092240700000	19092210130000	19092240600000	19094020560000
19092130160000	19094090510000	19101150260000	19101080280000	19101090420000
19101210300000	19101150250000	19094090520000	19101010300000	19101080330000
19101200480000	19094110070000	19101080250000	19101140250000	19101010410000
19101210330000	19092260070000	19093060340000	19101200370000	19101210320000
19101210290000	19092260370000	19101190480000	19094000330000	19093000680000
19092290600000	19092220120000	19092220520000	19092290590000	19094020260000
19092290030000	19092250210000	19093210330000	19093050280000	19092220550000
19094040240000	19092230120000	19092230060000	19092210120000	19092210070000
19092150060000	19092060160000	19092150050000	19092210050000	19092210110000
19094090140000	19094090030000	19092210570000	19103110420000	19093000690000
19092170350000	19092170230000	19092170030000	19092170290000	19092170370000
19092170170000	19092280320000	19101140220000	19092140290000	19092150420000

19093000750000	19092040230000	19092150030000	19092010100000	19092040170000
19092040190000	19094100450000	19092070140000	19092030320000	19092000280000
19092040270000	19092220210000	19092120240000	19092050140000	19092130200000
19092000410000	19101140300000	19092040110000	19092240590000	19092010260000
19092130270000	19092110290000	19092060270000	19094100550000	19101140400000
19092130280000	19092140270000	19092220540000	19094030310000	19094030340000
19094030350000	19103230140000	19092260240000	19092290320000	19092000390000
19092010270000	19094030200000	19092100100000	19092250260000	19093100540000
19092160270000	19094010770000	19094010440000	19092280610000	19094030060000
19094030230000	19092290160000	19094010280000	19094020270000	19094010320000
19092000360000	19094030160000	19092250280000	19092220570000	19092010320000
19092120060000	19092110340000	19092110300000	19092140100000	19092140130000
19092140040000	19092140080000	19092160580000	19092160500000	19092280200000
19092280570000	19092160290000	19092300130000	19092310090000	19093000810000
19093130220000	19092260050000	19092260030000	19092270040000	19092270110000
19092250320000	19092260410000	19094000300000	19094030460000	19092260040000
19092270080000	19092290050000	19092270100000	19094020530000	19094020340000
19092260390000	19092260400000	19092120030000	19094080130000	19092220250000
19092220330000	19094010200000	19093060050000	19093080570000	19093090550000
19094030130000	19093180150000	19093000560000	19094010610000	19092140210000
19092250230000	19093090570000	19101140460000	19093000510000	19101090240000
19101140450000	19101020370000	19092120420000	19101010400000	19101210180000
19101010330000	19092260340000	19101080310000	19101070490000	19094050140000
19092280250000	19093060090000	19092240380000	19094080340000	19094000270000
19093250750000	19092230080000	19092220270000	19093030600000	19094080140000
19092240690000	19092240460000	19101090300000	19094080320000	19094010230000
19094040190000	19094040200000	19094030430000	19092290130000	19092220340000
19094010630000	19092030270000	19092230050000	19092210390000	19092080410000
19093110480000	19094080630000	19094040180000	19092000170000	19092210580000
19092210040000	19094020350000	19093300170000	19092170040000	19092170050000
19092170120000	19092170160000	19092170280000	19092170100000	19101190380000
19101190350000	19101190390000	19092040090000	19092110150000	19092010090000
19092020180000	19092040300000	19092220200000	19092160520000	19094050020000
19101140420000	19092110310000	19092130370000	19092010110000	19092140400000
19093180170000	19092280620000	19101020440000	19092270400000	19093280010000
19092150040000	19092160330000	19093000760000	19092030090000	19092030250000
19092030310000	19092160440000	19092060310000	19092140020000	19092030280000
19092020260000	19092010290000	19092160540000	19092160390000	19092000350000
19092000250000	19094010790000	19092130380000	19092140240000	19094000320000
19094080760000	19092270280000	19093180180000	19092230130000	19092140390000
19093120140000	19093030640000	19092140430000	19101130400000	19101130380000
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19094000310000	19092240580000	19092050370000	19092300670000	19092140050000
19094000490000	19094000510000	19092280210000	19092280560000	19092290040000
19092260100000	19092270020000	19092300300000	19092290090000	19092250330000
19101160130000	19101160050000	19092250060000	19092250030000	19092240330000
19092300040000	19101210340000	19092060320000	19092160350000	19101200320000
19101200290000	19101200330000	19101200300000	19101200360000	19101200350000
19101200460000	19101200450000	19092280070000	19092300350000	19094080200000
19103010060000	19103010070000	19093080580000	19094040170000	19101140230000
19093000670000	19093000550000	19094110340000	19101010380000	19101150320000
19093000610000	19093000530000	19093000590000	19093140170000	19093090600000
19093000490000	19093090590000	19092300290000	19092240370000	19093130110000

19094110050000	19092280310000	19092250350000	19092280330000	19092280040000
19092300570000	19092300320000	19092220260000	19092220230000	19093010510000
19093010520000	19093090540000	19093010540000	19092250070000	19094110060000
19101010390000	19092130250000	19092290110000	19094040220000	19092230040000
19092270230000	19092290080000	19094100610000	19092220300000	19092230020000
19092120230000	19094010660000	19092210530000	19094020520000	19093000740000
19092170300000	19092220030000	19092220290000	19094100150000	19092030260000
19092160450000	19092300530000	19092160410000	19092160420000	19092130210000
19092160430000	19092140030000	19092160320000	19092160530000	19101190400000
19101190370000	19092270050000	19094090020000	19101200440000	19093030540000
19101150570000	19101160120000	19101160140000	19092220400000	19103010170000
19092170150000	19092290610000	19092300340000	19092270440000	19094030120000
19093000540000	19094080530000	19093010530000	19093080590000	19093000520000
19093000600000	19093310350000	19092210240000	19092280300000	19092290630000
19092220220000	19092250240000	19094020320000	19093010490000	19093010480000
19093010470000	19093090530000	19093100580000	19092240270000	19092240340000
19093300300000	19092170210000	19092220560000	19094010070000	19094010800000
19103100290000	19093000720000	19093000730000	19092310510000	19093080400000
19092140200000	19093300160000	19092290020000	19093030530000	19094030100000
19103000330000	19094010620000	19092310550000	19094110350000	19094010480000
19101200500000	19094100460000	19092290060000	19094030110000	19092050250000
19093110490000	19094080550000	19094110330000	19094090450000	19092280490000
19092220470000	19092210500000	19092220370000	19092310450000	19093100570000
19101140350000	19094000400000	19092210060000	19094010300000	19093000660000
19093000500000	19101200530000	19092230070000	19101090280000	19092170400000

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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