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	25064160280000
Property address	9344 S VANDERPOEL AVE
Township	Lake (72)
Assessor neighborhood	72274
Property class	206 Single-family, split level
Assessment stage	Mailed value for 2026

ASSESSED NOW

$42,000

13.2% of the current assessed value.

COMPARABLES IMPLY

$36,441

Estimated tax effect about $1,179 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,559

SECTION 1

The argument in one paragraph

The Assessor values 72 other properties in assessor neighborhood 72274 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 $14.66 per square foot. This home is assessed at $16.89 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,486 square feet gives $36,441. 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	2,486 square feet
Land area	11,500 square feet
Year built	1908
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Stucco
Basement	Full
Central air	No Central A/C
Rooms	7
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$42,000
Assessed value per square foot	$16.89

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	157
2	Building area within 15% of this home	113
3	Built within 15 years of this home	73
4	Same building type	73
5	Same construction quality grade	72

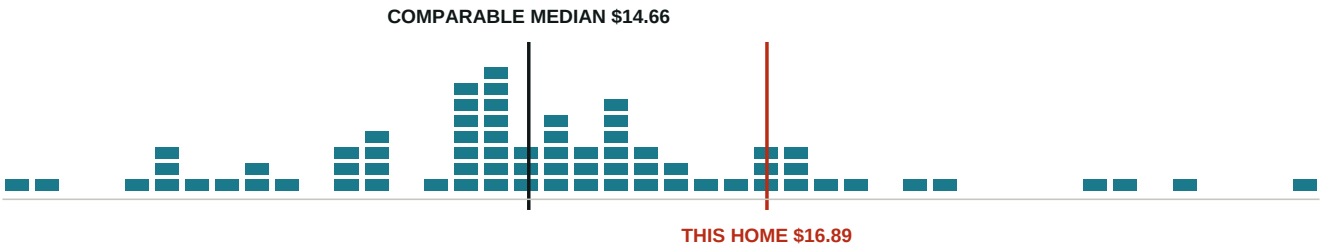
The comparable figure used is the median of all 72 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 72 properties 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	72
Lowest assessed	$9.72 per square foot
25th percentile	$13.75 per square foot
Median	$14.66 per square foot
75th percentile	$15.92 per square foot
Highest assessed	$22.08 per square foot
This home	$16.89 per square foot
Position	assessed above 60 of the 72 comparable properties, the 83rd percentile



$9.72 per sq ft — 72 comparable properties by assessed value per square foot, one mark is one property — $22.08 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 72 comparables	$14.66
Building area of this home	2,486 sq ft
Median multiplied by building area	**$36,441**
Current total assessed value	$42,000
Difference, the reduction requested	**$5,559**

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 $5,559 in assessed value is worth roughly $1,179 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

72 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 72 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
25173010170000	10811 S CHURCH ST	2,367	1906	4	2	$23,001	$9.72
25184030170000	10756 S WOOD ST	2,364	1923	4	2	$23,720	$10.03
25171000340000	1510 W 104TH ST	2,326	1911	4	2	$26,500	$11.39
25184040640000	10817 S WOOD ST	2,345	1903	3	2	$26,726	$11.40
25184050080000	10745 S DREW ST	2,680	1913	4	2	$30,841	$11.51
25184030260000	1810 W 108TH PL	2,608	1893	5	2	$31,000	$11.89
25182040930000	10414 S PROSPECT AVE	2,358	1908	6	3	$28,321	$12.01
25184040440000	10744 S DREW ST	2,528	1903	5	1	$31,000	$12.26
25072200030000	9711 S CHARLES ST	2,256	1898	4	2	$29,001	$12.86
25184100190000	11031 S ESMOND ST	2,488	1905	4	2	$32,000	$12.86
25074160030000	10213 S WOOD ST	2,618	1898	5	2	$34,238	$13.08
25182050310000	1730 W 105TH ST	2,520	1923	4	3	$33,067	$13.12
25171000060000	1517 W 103RD ST	2,625	1921	5	2	$34,596	$13.18
25074090060000	10050 S WOOD ST	2,557	1907	5	2	$33,995	$13.29
25074160330000	1734 W 103RD ST	2,302	1908	4	1	$32,004	$13.90
25074160040000	10217 S WOOD ST	2,700	1902	4	2	$37,749	$13.98
25184050100000	10763 S DREW ST	2,500	1906	5	3	$35,000	$14.00
25064240040000	9421 S LONGWOOD DR	2,678	1908	4	1	$37,570	$14.03
25184040040000	10717 S WOOD ST	2,388	1914	3	2	$33,740	$14.13
25064050060000	9227 S LONGWOOD DR	2,542	1916	4	2	$36,055	$14.18
25074110190000	1631 W 100TH PL	2,420	1893	4	2	$34,434	$14.23
25072180530000	9830 S PROSPECT AVE	2,456	1893	4	2	$35,127	$14.30
25074150190000	1646 W 102ND ST	2,236	1906	4	2	$32,001	$14.31
25072180060000	9725 S VANDERPOEL AVE	2,280	1910	4	1	$32,672	$14.33
25182040800000	1704 W 104TH PL	2,356	1914	3	2	$34,000	$14.43
25083000040000	9915 S PROSPECT AVE	2,406	1908	4	2	$34,845	$14.48
25072100050000	9610 S VANDERPOEL AVE	2,261	1914	4	3	$32,897	$14.55
25074160160000	1707 W 102ND ST	2,603	1908	3	1	$38,000	$14.60
25171070010000	10401 S CHURCH ST	2,378	1922	5	2	$35,001	$14.72
25074150040000	10149 S WOOD ST	2,277	1923	3	1	$33,708	$14.80
25171000040000	1525 W 103RD ST	2,280	1908	4	2	$34,001	$14.91
25072190600000	9850 S CHARLES ST	2,272	1908	4	2	$34,107	$15.01
25072180260000	9839 S VANDERPOEL AVE	2,289	1896	3	1	$34,786	$15.20
25182050040000	1737 W 104TH PL	2,428	1911	5	1	$37,000	$15.24
25074050500000	9954 S PROSPECT AVE	2,352	1908	4	2	$35,930	$15.28
25171060030000	1529 W 104TH ST	2,280	1914	4	2	$35,000	$15.35
25072120060000	9547 S PROSPECT AVE	2,397	1920	3	2	$37,132	$15.49
25074160400000	1652 W 103RD ST	2,512	1903	4	2	$39,000	$15.53
25074140340000	10129 S WOOD ST	2,370	1908	5	1	$37,000	$15.61
25072110290000	9616 S PROSPECT AVE	2,538	1913	4	2	$40,000	$15.76

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
25182020250000	10444 S WOOD ST	2,544	1898	4	2	$40,278	$15.83
25074110070000	1727 W 100TH PL	2,272	1906	4	2	$36,082	$15.88
25072180200000	9807 S VANDERPOEL AVE	2,308	1903	4	2	$37,000	$16.03
25064180080000	9333 S VANDERPOEL AVE H	2,667	1901	7	1	$43,000	$16.12
25064160050000	9323 S LONGWOOD DR	2,400	1910	4	2	$38,866	$16.19
25064160110000	9351 S LONGWOOD DR	2,510	1900	4	2	$41,401	$16.49
25171110060000	10525 S PROSPECT AVE	2,455	1900	4	2	$41,253	$16.80
25064160060000	9329 S LONGWOOD DR	2,552	1913	4	2	$43,000	$16.85
25064160280000	**9344 S VANDERPOEL AVE**	**2,486**	**1908**	**4**	**2**	**$42,000**	**$16.89**
25072170330000		2,302	1898	3	2	$39,001	$16.94
25083060460000		2,289	1921	5	2	$39,001	$17.04
25074040200000		2,400	1914	4	2	$41,000	$17.08
25074150320000		2,256	1908	6	3	$39,001	$17.29
25072180030000		2,360	1918	3	2	$41,001	$17.37
25171060340000		2,548	1920	4	3	$45,000	$17.66
25064240140000		2,254	1918	4	1	$41,001	$18.19
25182140070000		2,581	1923	4	2	$48,000	$18.60
25074160710000		2,580	1912	5	1	$51,566	$19.99
25074110560000		2,573	1913	4	5	$52,000	$20.21
25182140230000		2,234	1913	4	2	$46,425	$20.78
25182080050000		2,536	1915	5	4	$56,001	$22.08

Median of all 72 comparables: $14.66 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72274, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 72 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.

25173010170000	25184030170000	25184040580000	25072180130000	25171000340000
25184040640000	25184050080000	25184030260000	25182040930000	25072100160000
25184040440000	25072200030000	25184100190000	25074160030000	25182050310000
25184040560000	25171000060000	25074090060000	25074160330000	25074160040000
25184050100000	25064240040000	25064240300000	25184040040000	25182140220000
25064050060000	25074110190000	25072180530000	25074150190000	25072180060000
25182040840000	25182040800000	25083000040000	25074140420000	25072100050000
25074160160000	25171070010000	25171060050000	25074150040000	25072120420000
25171000040000	25072190600000	25072180260000	25182050040000	25074050500000
25171060030000	25074160560000	25072040080000	25072120060000	25074160400000
25074140340000	25072110290000	25182020250000	25074110070000	25072180200000
25064180080000	25064160050000	25064160110000	25171110060000	25064160060000
25072170330000	25083060460000	25074040200000	25074150320000	25072180030000
25171060340000	25064240140000	25182140070000	25074160710000	25074110560000
25182140230000	25182080050000			

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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