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	12214310070000
Property address	3505 LONNQUIST DR
Township	Leyden (20)
Assessor neighborhood	20030
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$27,000	**$23,510**	**$3,490**

12.9% of the current assessed value.
Estimated tax effect about $740 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 679 other properties in assessor neighborhood 20030 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 $27.21 per square foot. This home is assessed at $31.25 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 864 square feet gives $23,510. 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	864 square feet
Land area	4,500 square feet
Year built	1946
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$27,000
Assessed value per square foot	$31.25

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	885
2	Building area within 15% of this home	782
3	Built within 15 years of this home	712
4	Same building type	680
5	Same construction quality grade	679

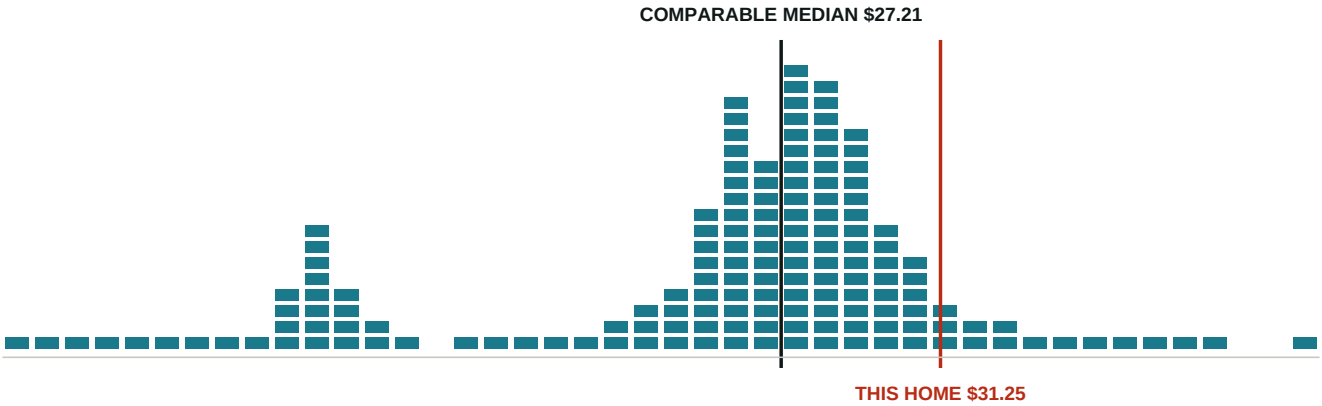
The comparable figure used is the median of all 679 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 679 properties 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	679
Lowest assessed	$7.47 per square foot
25th percentile	$25.21 per square foot
Median	$27.21 per square foot
75th percentile	$28.74 per square foot
Highest assessed	$40.86 per square foot
This home	$31.25 per square foot
Position	assessed above 645 of the 679 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 679 comparables	$27.21
Building area of this home	864 sq ft
Median multiplied by building area	**$23,510**
Current total assessed value	$27,000
Difference, the reduction requested	**$3,490**

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 $3,490 in assessed value is worth roughly $740 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

679 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 679 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
12213030210000	3505 DORA ST	870	1953	2	1	$11,601	$13.33
12213030220000	3505 DORA ST	870	1953	2	1	$11,601	$13.33
12281310080000	2837 LOUIS ST	868	1950	2	1	$13,449	$15.49
12281310070000		868	1950	2	1	$13,790	$15.89
12281140290000		868	1952	2	1	$14,705	$16.94
12281140280000		868	1952	2	1	$14,705	$16.94
12282330410000		870	1954	2	1	$21,000	$24.14
12282330400000		870	1954	2	1	$22,000	$25.29
12213050790000		869	1955	2	1	$22,000	$25.32
12281220580000		868	1952	1	1	$22,000	$25.35
12213010440000		867	1954	2	1	$22,000	$25.37
12213010370000		867	1955	3	1	$22,000	$25.37
12213010340000		867	1957	2	1	$22,000	$25.37
12213010420000		867	1955	2	1	$22,000	$25.37
12214000580000		858	1954	2	1	$22,000	$25.64
12221020220000		858	1949	2	1	$22,591	$26.33
12223110550000		870	1957	2	1	$22,908	$26.33
12281070780000		868	1954	2	1	$23,302	$26.85
12213010380000		867	1955	2	1	$23,685	$27.32
12213241560000		870	1957	2	1	$23,811	$27.37
12213060610000		869	1956	2	1	$23,877	$27.48
12213241570000		870	1956	2	1	$24,000	$27.59
12213241550000		870	1956	2	1	$24,000	$27.59
12213220570000		870	1953	2	1	$24,000	$27.59
12224020520000		870	1953	2	1	$24,000	$27.59
12212120320000		861	1952	2	1	$23,762	$27.60
12281130510000		868	1951	2	1	$24,000	$27.65
12221030020000		868	1948	2	1	$24,000	$27.65
12213000090000		867	1955	2	1	$24,000	$27.68
12282300280000		867	1939	2	1	$24,000	$27.68
12213010280000		867	1955	2	1	$24,000	$27.68
12213010430000		867	1955	2	1	$24,000	$27.68
12214300260000		867	1946	2	1	$24,000	$27.68
12214310150000		862	1946	2	1	$24,000	$27.84
12221010100000		858	1948	2	1	$23,916	$27.87
12221020150000		858	1948	2	1	$24,000	$27.97
12221020160000		858	1948	2	1	$24,000	$27.97
12221010150000		858	1948	2	1	$24,000	$27.97
12221020030000		858	1948	2	1	$24,000	$27.97
12221010220000		868	1949	2	1	$24,320	$28.02

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
12213010290000		867	1955	2	2	$24,539	$28.30
12214300300000		868	1946	2	1	$24,755	$28.52
12221020200000		868	1948	2	1	$24,834	$28.61
12221020060000		868	1948	2	1	$25,000	$28.80
12223170070000		868	1948	2	1	$25,000	$28.80
12221010130000		868	1948	2	1	$25,000	$28.80
12223160110000		868	1949	2	1	$25,000	$28.80
12281050500000		868	1950	3	1	$25,000	$28.80
12221010020000		868	1947	2	1	$25,001	$28.80
12214310110000		864	1946	2	1	$25,000	$28.94
12271240450000		861	1956	2	1	$25,000	$29.04
12271140420000		861	1950	2	1	$25,000	$29.04
12212120300000		860	1945	2	1	$25,000	$29.07
12213050630000		869	1955	2	1	$26,000	$29.92
12213230630000		869	1955	3	1	$26,000	$29.92
12214300250000		868	1946	2	1	$26,000	$29.95
12281060520000		868	1950	3	1	$26,000	$29.95
12214310070000	**3505 LONNQUIST DR**	**864**	**1946**	**2**	**2**	**$27,000**	**$31.25**
12221020100000		867	1948	2	2	$28,000	$32.30
12282160330000		864	1960	2	1	$28,000	$32.41
12271240440000		861	1956	2	1	$29,000	$33.68

Median of all 679 comparables: $27.21 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 20030, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 679 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.

12212080480000	12223180370000	12213160260000	12212070450000	12214000430000
12214000160000	12282150070000	12213100230000	12282100040000	12213030210000
12213030220000	12271240250000	12213160290000	12214040250000	12282230160000
12214000380000	12214000370000	12281040240000	12281040230000	12214060160000
12214060150000	12214040260000	12282070150000	12282070160000	12282000280000
12282000270000	12213020290000	12213020280000	12281040190000	12281040200000
12214070160000	12214070150000	12223140150000	12223140160000	12214000050000
12214000060000	12213100260000	12213100270000	12214050430000	12214050440000
12271150360000	12271150350000	12214050150000	12214050160000	12271140370000
12214100030000	12271140380000	12213160450000	12213160440000	12282030370000
12282030360000	12282030350000	12282030340000	12223110140000	12223110150000
12282100110000	12282100120000	12281310080000	12212090100000	12212090090000
12212090270000	12212090280000	12214010290000	12214010300000	12213170140000
12213170130000	12213160430000	12213160420000	12282110050000	12282110060000
12282030240000	12282030230000	12282020350000	12282020340000	12214000240000
12282290080000	12282290070000	12281310070000	12213100220000	12281140240000
12281140250000	12214100040000	12213170240000	12213170230000	12282110040000
12282110030000	12214000230000	12212090310000	12212090320000	12214050400000
12214050390000	12214020190000	12214020200000	12282100030000	12282100140000
12282100130000	12282020360000	12282020370000	12281140290000	12281140280000
12282290200000	12282100050000	12282100060000	12282290210000	12271240260000
12271160180000	12271160190000	12282230170000	12271080210000	12213160270000
12212080470000	12272230050000	12214000440000	12272230040000	12272010020000
12214000150000	12213260340000	12272220150000	12212070460000	12272230060000
12272230030000	12272230020000	12281130630000	12272090260000	12272200020000
12272200050000	12213100530000	12223000250000	12272200030000	12213160280000
12213250460000	12213241620000	12271140360000	12272230150000	12272230260000
12272230230000	12282330410000	12272200090000	12272200100000	12272200080000
12213241460000	12214130250000	12213090520000	12282150060000	12213100550000
12274080680000	12213100540000	12281140580000	12223060140000	12213050590000
12282300040000	12213200670000	12274000410000	12271210010000	12271160480000
12223030090000	12213100600000	12213100650000	12213100580000	12271231040000
12273050080000	12214010510000	12213060510000	12214010470000	12213050500000
12214010520000	12223050120000	12214060590000	12271060400000	12214190420000
12272200190000	12281110330000	12272220130000	12282290130000	12282330400000
12213220510000	12213180330000	12213220520000	12281110350000	12213210470000
12223160230000	12213050790000	12281220580000	12213050650000	12213010440000
12213010370000	12213010340000	12213010420000	12281120660000	12213241260000
12213060490000	12274080740000	12214000580000	12274000400000	12212120420000
12274000290000	12223000310000	12281140640000	12223000080000	12212120530000
12213230560000	12282020030000	12223180110000	12213040510000	12282330380000
12214140300000	12223060340000	12212120550000	12281160070000	12282300360000
12223180030000	12223160300000	12213210620000	12214110340000	12274080730000
12273050140000	12274080750000	12281170160000	12282300380000	12282040370000
12282260120000	12213220590000	12281140560000	12214290070000	12281190230000

12282000800000	12271240520000	12213050540000	12281120700000	12213200630000
12213200610000	12213200540000	12213200580000	12213200490000	12214150080000
12213050550000	12213250480000	12271240470000	12223030100000	12223050220000
12223000190000	12281160160000	12213090540000	12282130500000	12214140260000
12281230560000	12281200650000	12213210480000	12281200670000	12213241380000
12213241420000	12213241340000	12214110210000	12213241220000	12281110370000
12214130090000	12213230580000	12213241350000	12213241370000	12214000520000
12213241610000	12281200630000	12213241430000	12213241250000	12281110360000
12281200640000	12213241240000	12271190350000	12271130100000	12221020220000
12223110550000	12213050820000	12271240490000	12281210590000	12281210630000
12213250440000	12281020410000	12281120690000	12223180360000	12271150550000
12213250450000	12213241270000	12214120100000	12214010570000	12271230980000
12271231050000	12271231000000	12281120640000	12281200540000	12214320020000
12213000270000	12282130490000	12281200530000	12281110100000	12281270060000
12223000270000	12223180180000	12281180120000	12213050560000	12273040160000
12281190240000	12223160270000	12223030170000	12281070780000	12214290130000
12223130470000	12282110840000	12274000770000	12274000390000	12213050600000
12281120650000	12281090460000	12214290040000	12213241790000	12213000070000
12213050660000	12282040350000	12213220600000	12213220610000	12213220620000
12282040360000	12213050690000	12282290380000	12223050310000	12281170100000
12214300200000	12213090430000	12281170220000	12213090470000	12281170210000
12281100340000	12223000130000	12281030130000	12281120670000	12212130320000
12213050510000	12213100670000	12213090500000	12213090440000	12213090570000
12213100590000	12213090480000	12213090580000	12213050640000	12282180510000
12213040520000	12213040500000	12214200270000	12274080650000	12213250470000
12213060530000	12214010530000	12213050520000	12213160520000	12213010380000
12213241330000	12223050150000	12223050140000	12223050240000	12271240480000
12213021010000	12223120190000	12213230550000	12282000770000	12281130470000
12281130460000	12213241560000	12272150480000	12214000500000	12213060570000
12223040130000	12223160340000	12223180020000	12214300280000	12214300310000
12271240510000	12281040520000	12212120260000	12213241320000	12213260030000
12282280100000	12213060610000	12213210490000	12274080790000	12282280320000
12281020360000	12281030240000	12281030170000	12281030230000	12281030280000
12271160470000	12272190280000	12223060040000	12223060310000	12223160180000
12213241860000	12223040110000	12213241570000	12213241550000	12213220570000
12224020520000	12212120320000	12281130510000	12221030020000	12213000090000
12282300280000	12213010280000	12213010430000	12214300260000	12271090110000
12212120510000	12214140290000	12212120200000	12271150600000	12273050190000
12271150580000	12271150570000	12274080290000	12214310150000	12213060630000
12213260040000	12221010100000	12213180280000	12221020150000	12221020160000
12221010150000	12221020030000	12221010200000	12223000140000	12223140460000
12282240410000	12213220170000	12221010220000	12282190500000	12223180190000
12223180280000	12223180290000	12223000110000	12223180210000	12281140550000
12282300340000	12212120050000	12282300320000	12223040160000	12223030060000
12214140050000	12223040170000	12282000740000	12281110340000	12214300270000
12223160320000	12213010290000	12213100680000	12223180150000	12281110140000
12281170190000	12223110640000	12281100370000	12213241400000	12281110320000
12213241360000	12213241410000	12213090450000	12213050810000	12214250230000
12214300090000	12281030080000	12281090050000	12213230570000	12212130230000
12281170150000	12221030170000	12213060540000	12213050800000	12213060550000
12223060400000	12223160190000	12281120680000	12214000510000	12282190050000
12213241440000	12214300300000	12213200640000	12213200560000	12271240460000
12281150640000	12214030680000	12214010550000	12214010540000	12282260400000

12271230990000	12213250520000	12223180100000	12214010560000	12271231020000
12213100620000	12213050730000	12281080130000	12282130510000	12212120140000
12221020200000	12282010600000	12213050710000	12223060070000	12213241540000
12221010180000	12221010030000	12213220550000	12213241500000	12223110540000
12224020510000	12213060590000	12271231030000	12273050120000	12221020060000
12223170070000	12221010130000	12223160110000	12281050500000	12221010020000
12281070790000	12221010070000	12272200180000	12272200130000	12213050570000
12214310110000	12281160060000	12271240450000	12271140420000	12271230970000
12282190480000	12212120300000	12214290160000	12214290190000	12281090150000
12281090160000	12281090140000	12281090070000	12281090060000	12282000780000
12221020040000	12221020240000	12221010160000	12221020170000	12214120470000
12271231010000	12282230340000	12223030140000	12282240380000	12282240390000
12282040340000	12281190220000	12214300220000	12212120130000	12281100310000
12281100360000	12213090460000	12281100320000	12281100350000	12281170230000
12282190550000	12214130310000	12212120480000	12282110820000	12213050620000
12282110830000	12282190490000	12212130200000	12272060020000	12223000150000
12223180240000	12223180270000	12282000790000	12213050720000	12282000760000
12213090550000	12213100610000	12281180250000	12223170060000	12281180290000
12281090380000	12223140580000	12281110120000	12281110200000	12281110180000
12282010540000	12212120490000	12281060710000	12281170170000	12281170110000
12281170140000	12282300390000	12281190290000	12221030180000	12213200530000
12214300060000	12213040530000	12221030060000	12213241510000	12214140280000
12213050630000	12213230630000	12223000230000	12214300250000	12281060520000
12281030110000	12281020320000	12272200110000	12272200150000	12214010580000
12282190510000	12223110670000	12213050700000	12272220140000	12282030510000
12282130480000	12282130470000	12282130460000	12212120180000	12221010050000
12274200190000	12221020070000	12221030030000	12213241450000	12212120110000
12282000730000	12281040600000	12281040570000	12214130280000	12281180200000
12281180270000	12281180240000	12281180220000	12281090370000	12281090390000
12281090360000	12272200040000	12281100240000	12281160110000	12281160130000
12282020610000	12214310380000	12213020730000	12281020450000	12281200570000
12281020420000	12282240360000	12281190160000	12213060580000	12281170250000
12281170240000	12282200430000	12214050500000	12214140310000	12223180350000
12223000170000	12223000180000	12223000160000	12221020100000	12282300370000
12282160330000	12282330390000	12223030180000	12213090590000	12281020440000
12282010530000	12282020580000	12271240440000	12282000750000	12282140350000
12282140340000	12281170080000	12274080760000	12281200590000	12213220580000
12281180300000	12221030050000	12281020370000	12281100230000	

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.