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	12271150620000
Property address	2911 EDGINGTON ST
Township	Leyden (20)
Assessor neighborhood	20030
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$33,000

13.3% of the current assessed value.

COMPARABLES IMPLY

$28,624

REDUCTION REQUESTED

$4,376

Estimated tax effect about $928 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 274 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 $18.05 per square foot. This home is assessed at $20.81 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,586 square feet gives $28,624. 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	1,586 square feet
Land area	6,250 square feet
Year built	1951
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$33,000
Assessed value per square foot	$20.81

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	2,072
2	Building area within 15% of this home	543
3	Built within 15 years of this home	460
4	Same building type	274
5	Same construction quality grade	274

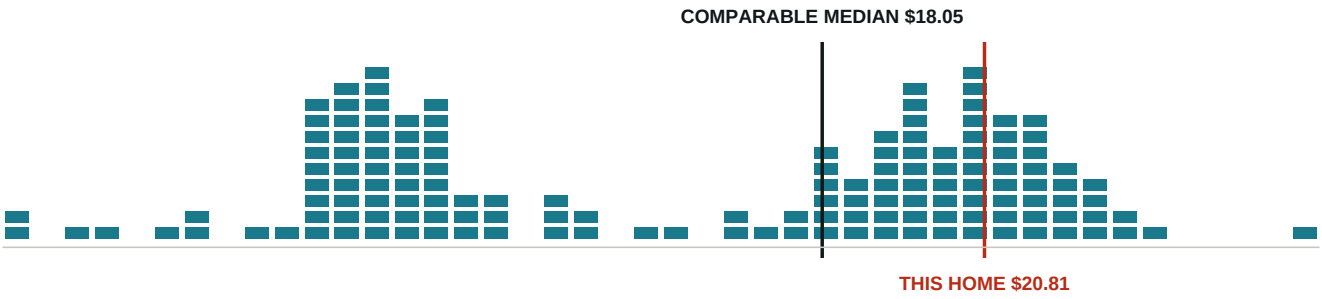
The comparable figure used is the median of all 274 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 274 properties 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	274
Lowest assessed	$4.11 per square foot
25th percentile	$10.63 per square foot
Median	$18.05 per square foot
75th percentile	$20.61 per square foot
Highest assessed	$26.50 per square foot
This home	$20.81 per square foot
Position	assessed above 212 of the 274 comparable properties, the 77th percentile



$4.11 per sq ft — 274 comparable properties by assessed value per square foot, one mark is 2 properties — $26.50 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 274 comparables	$18.05
Building area of this home	1,586 sq ft
Median multiplied by building area	**$28,624**
Current total assessed value	$33,000
Difference, the reduction requested	**$4,376**

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 $4,376 in assessed value is worth roughly $928 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

274 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 274 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
12281060330000	3134 LOUIS ST	1,630	1958	3	2	$8,928	$5.48
12281040360000	3126 SARAH ST	1,626	1950	4	1	$9,808	$6.03
12212090330000	3620 RUBY ST	1,571	1950	3	1	$11,387	$7.25
12281040370000	3122 SARAH ST	1,610	1951	3	1	$11,687	$7.26
12281040390000	3122 SARAH ST	1,610	1951	3	1	$11,687	$7.26
12281040380000	3122 SARAH ST	1,610	1951	3	1	$14,446	$8.97
12214050310000	3434 ELDER LN	1,603	1949	3	1	$14,775	$9.22
12214050210000	3405 HAWTHORNE ST	1,603	1949	3	1	$14,844	$9.26
12214050220000	3405 HAWTHORNE ST	1,603	1949	3	1	$14,844	$9.26
12214070210000	3405 EMERSON ST	1,626	1949	3	2	$15,705	$9.66
12214070220000	3405 EMERSON DR	1,626	1949	3	2	$15,705	$9.66
12214050320000	3434 ELDER LN	1,603	1949	3	1	$15,672	$9.78
12214040050000	3437 SCOTT ST	1,545	1949	3	1	$15,205	$9.84
12214040060000	3437 SCOTT ST	1,545	1949	3	1	$15,205	$9.84
12214060330000	3426 EMERSON ST	1,543	1955	3	1	$15,205	$9.85
12214060340000	3426 EMERSON ST	1,543	1955	3	1	$15,205	$9.85
12272090180000	3006 MAPLE ST	1,541	1946	3	1	$15,219	$9.88
12281230290000	2934 SCOTT ST	1,574	1950	3	1	$16,245	$10.32
12214050380000	3422 ELDER LN	1,557	1949	3	1	$16,205	$10.41
12214050370000		1,557	1949	3	1	$16,205	$10.41
12281230300000		1,574	1950	3	1	$16,859	$10.71
12214050010000		1,598	1949	3	2	$17,400	$10.89
12214050020000		1,598	1949	3	2	$17,807	$11.14
12281040350000		1,626	1950	4	1	$22,603	$13.90
12212090340000		1,571	1950	3	1	$22,023	$14.02
12281060320000		1,630	1958	3	2	$25,482	$15.63
12214040510000		1,546	1953	3	1	$25,999	$16.82
12214310450000		1,577	1946	3	1	$28,335	$17.97
12281030160000		1,608	1950	4	1	$29,303	$18.22
12214030630000		1,585	1950	4	2	$29,000	$18.30
12214070530000		1,615	1949	3	2	$29,866	$18.49
12281230590000		1,557	1951	2	1	$28,992	$18.62
12281050490000		1,589	1950	2	1	$30,000	$18.88
12281220630000		1,582	1952	3	1	$30,000	$18.96
12281190260000		1,559	1952	3	2	$29,901	$19.18
12214030670000		1,562	1950	5	2	$30,000	$19.21
12281120490000		1,589	1949	3	2	$30,586	$19.25
12214260100000		1,603	1947	3	1	$31,000	$19.34
12281220590000		1,548	1952	3	1	$30,000	$19.38
12281220560000		1,545	1950	3	1	$30,000	$19.42

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
12281220640000		1,542	1952	3	1	$30,000	$19.46
12214300190000		1,584	1946	3	1	$31,001	$19.57
12213030620000		1,630	1959	3	2	$32,000	$19.63
12281220480000		1,574	1953	3	1	$31,000	$19.70
12281130500000		1,562	1951	2	2	$31,000	$19.85
12281130540000		1,562	1951	3	2	$31,000	$19.85
12223060270000		1,611	1955	3	2	$32,000	$19.86
12214110360000		1,598	1953	3	1	$32,001	$20.03
12282280340000		1,547	1951	2	1	$31,000	$20.04
12281120520000		1,630	1949	3	2	$33,000	$20.25
12281210560000		1,624	1955	3	1	$33,000	$20.32
12282120730000		1,554	1943	3	2	$32,000	$20.59
12281190280000		1,543	1951	3	1	$32,000	$20.74
12281100120000		1,591	1951	3	1	$33,000	$20.74
12221010060000		1,589	1948	4	2	$33,001	$20.77
12271150620000	**2911 EDGINGTON ST**	**1,586**	**1951**	**4**	**2**	**$33,000**	**$20.81**
12271210390000		1,582	1943	3	1	$33,000	$20.86
12281120540000		1,565	1949	3	2	$33,000	$21.09
12281120560000		1,589	1949	3	2	$34,001	$21.40
12221020110000		1,568	1948	3	2	$34,000	$21.68
12282180360000		1,547	1943	3	2	$41,000	$26.50

Median of all 274 comparables: $18.05 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 274 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.

12282130110000	12281040160000	12214020410000	12281060330000	12271160010000
12281040360000	12213150210000	12212070480000	12212090330000	12281040370000
12281040390000	12271210160000	12281040380000	12214070120000	12214070110000
12214050310000	12214050210000	12214050220000	12212090150000	12212090160000
12214060010000	12213160150000	12213160160000	12214040420000	12214040410000
12214060020000	12214070010000	12214060090000	12214060100000	12214070210000
12214070220000	12214050320000	12213150330000	12214040050000	12214040060000
12214060330000	12214060340000	12272090180000	12272090190000	12214070020000
12214050190000	12214050200000	12214040400000	12214040390000	12281230150000
12281230140000	12214110110000	12281310060000	12282190140000	12282190150000
12214070240000	12271200040000	12282020140000	12281230290000	12214050070000
12214050080000	12282150100000	12282150090000	12271200030000	12214050380000
12214050370000	12214040240000	12282300050000	12282300060000	12281310050000
12214070230000	12271060290000	12271060280000	12214110120000	12214100120000
12281230300000	12214040230000	12214040070000	12214040080000	12214040370000
12214040380000	12214050010000	12214060080000	12214060070000	12214110130000
12214110140000	12214120130000	12213150230000	12213150220000	12214060380000
12214060370000	12214050020000	12214100130000	12281310040000	12281310030000
12281140450000	12281230340000	12281230330000	12281230310000	12281230320000
12271160230000	12271160220000	12214040100000	12214040090000	12214060030000
12214060040000	12214000250000	12214040480000	12213150350000	12213150340000
12214000260000	12281140440000	12214040470000	12214120140000	12282020130000
12281140400000	12281140410000	12214020210000	12214020220000	12213150200000
12271210150000	12213150320000	12281140630000	12214040280000	12214040270000
12281040350000	12212090340000	12212070470000	12271160020000	12281060320000
12214040500000	12272010010000	12214030600000	12214040510000	12213190470000
12212080490000	12213241780000	12214020510000	12272190420000	12212070590000
12214310450000	12281150500000	12281230460000	12281020340000	12281050720000
12214050490000	12281030160000	12281050640000	12282020520000	12214030630000
12282020690000	12281230600000	12282280360000	12214070530000	12281230590000
12281230610000	12281050560000	12281180070000	12282130120000	12281050490000
12281230540000	12281220630000	12281300270000	12281220510000	12213190490000
12281040150000	12214020420000	12281190260000	12214030670000	12281120480000
12281120490000	12214260100000	12281080100000	12281220590000	12281220560000
12281220640000	12214320100000	12214030590000	12213190460000	12281220490000
12213150640000	12281060580000	12214300190000	12212090480000	12213030620000
12281220480000	12214030640000	12223160220000	12281130500000	12281130540000
12223060270000	12213200550000	12214110360000	12282280340000	12281120510000
12281050620000	12281050690000	12223120290000	12214290240000	12281120520000
12214290150000	12281210560000	12214120550000	12281230580000	12282020600000
12213200590000	12214310240000	12281300330000	12282120730000	12281060550000
12214290200000	12281130690000	12281190280000	12281100120000	12221010060000
12223170080000	12281030300000	12281120530000	12281050610000	12271210390000
12281060600000	12281050680000	12281050700000	12281130520000	12214160140000
12282110810000	12212080580000	12281050650000	12281090420000	12281120540000

12221030250000	12281090450000	12281050550000	12273040420000	12281220550000
12273040430000	12213020760000	12221020130000	12221010170000	12281120560000
12281130530000	12221030010000	12281050710000	12221020050000	12282120690000
12281220620000	12281050580000	12221030160000	12281110400000	12281020330000
12221020110000	12272220120000	12281090430000	12281120460000	12221030240000
12213210590000	12214290330000	12214020550000	12221030130000	12281090440000
12223170110000	12281130580000	12281060560000	12281170070000	12282030550000
12281030210000	12221010270000	12281150510000	12281110210000	12281190270000
12221020210000	12281150540000	12281130570000	12281060590000	12281220500000
12221020080000	12271150470000	12281140500000	12282180360000	

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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