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	18132110010000
Property address	7441 W 56TH PL
Township	Lyons (21)
Assessor neighborhood	21091
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$32,000	$28,475	$3,525

11.0% of the current assessed value.
Estimated tax effect about $748 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 92 other properties in assessor neighborhood 21091 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 $16.80 per square foot. This home is assessed at $18.88 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,695 square feet gives $28,475. 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	1,695 square feet
Land area	5,580 square feet
Year built	1913
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	Central A/C
Rooms	7
Bedrooms	5
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$32,000
Assessed value per square foot	$18.88

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	969
2	Building area within 15% of this home	216
3	Built within 15 years of this home	104
4	Same building type	92
5	Same construction quality grade	92

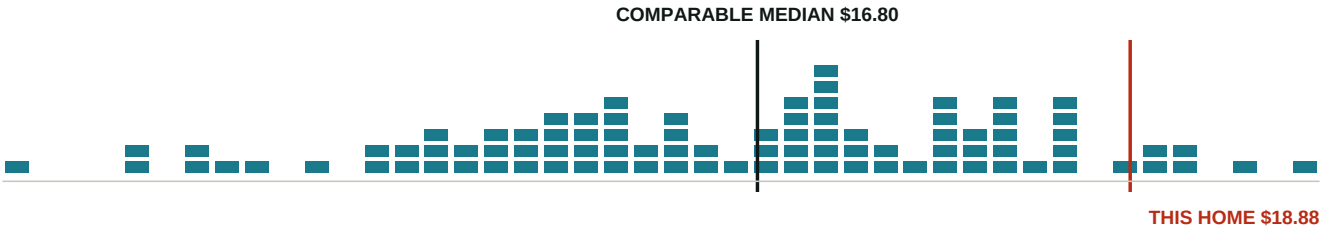
The comparable figure used is the median of all 92 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 92 properties 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	92
Lowest assessed	$12.59 per square foot
25th percentile	$15.60 per square foot
Median	$16.80 per square foot
75th percentile	$17.82 per square foot
Highest assessed	$19.94 per square foot
This home	$18.88 per square foot
Position	assessed above 85 of the 92 comparable properties, the 92nd percentile



$12.59 per sq ft — 92 comparable properties by assessed value per square foot, one mark is one property — $19.94 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 92 comparables	$16.80
Building area of this home	1,695 sq ft
Median multiplied by building area	**$28,475**
Current total assessed value	$32,000
Difference, the reduction requested	**$3,525**

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 $3,525 in assessed value is worth roughly $748 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

92 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 92 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
18124160230000	7332 ARCHER AVE	1,748	1918	4	2	$22,001	$12.59
18134030320000	6068 S 75TH CT	1,720	1918	4	2	$23,000	$13.37
18134120300000	7428 W 61ST ST	1,687	1910	3	1	$23,001	$13.63
18134040140000	6067 S 75TH CT	1,682	1917	3	1	$23,000	$13.67
18134110250000	7532 W 61ST ST	1,596	1926	5	2	$22,001	$13.79
18241150050000	7643 W 66TH ST	1,784	1918	4	1	$25,000	$14.01
18124160010000	5427 S 74TH AVE	1,712	1916	4	1	$25,000	$14.60
18134230220000	7532 W 62ND PL	1,708	1910	4	2	$25,001	$14.64
18134270150000	7517 W 62ND PL	1,687	1916	4	1	$25,001	$14.82
18132020110000	7445 W 55TH PL	1,685	1903	3	1	$25,000	$14.84
18132170460000	7342 W 57TH PL	1,645	1919	4	2	$25,000	$15.20
18134130630000	7354 W 61ST ST	1,627	1928	3	1	$25,001	$15.37
18132020170000	7433 W 55TH PL	1,616	1926	3	1	$25,000	$15.47
18241140160000	7705 W 66TH ST	1,798	1918	3	1	$28,000	$15.57
18124010110000	5314 S 74TH AVE	1,782	1915	3	2	$28,001	$15.71
18134180380000	7236 W 61ST PL	1,665	1928	3	1	$26,192	$15.73
18241110060000	7725 W 65TH PL	1,645	1918	3	1	$26,000	$15.81
18132080130000	7411 W 56TH ST	1,764	1922	4	2	$28,000	$15.87
18134230340000	6224 S 75TH AVE	1,753	1916	4	2	$28,000	$15.97
18124170080000	5445 S 73RD CT	1,753	1914	3	1	$28,001	$15.97
18241090270000	7650 W 65TH PL	1,624	1918	3	1	$26,000	$16.01
18124180070000	5443 S 73RD AVE	1,748	1918	3	1	$28,001	$16.02
18132080290000	5604 S 74TH AVE	1,620	1903	2	1	$26,001	$16.05
18241110420000	7709 W 65TH PL	1,613	1922	4	1	$26,001	$16.12
18132190220000	7526 W 58TH ST	1,732	1913	2	1	$28,000	$16.17
18241140540000	7713 W 66TH ST	1,716	1918	4	2	$28,000	$16.32
18132080020000	7441 W 56TH ST	1,584	1922	4	2	$26,000	$16.41
18132150250000	7512 W 57TH PL	1,705	1913	3	1	$28,000	$16.42
18132060150000	5519 S 72ND CT	1,760	1924	3	2	$29,000	$16.48
18124110070000	5415 S 73RD AVE	1,756	1918	4	2	$29,000	$16.51
18132280240000	7434 W 59TH ST	1,551	1927	3	2	$26,000	$16.76
18241080190000	7738 W 65TH PL	1,782	1918	4	3	$30,000	$16.84
18241100170000	7800 W 66TH ST	1,714	1918	3	1	$29,000	$16.92
18124160050000	5437 S 74TH AVE	1,705	1916	2	2	$29,001	$17.01
18134300140000	7221 W 62ND PL	1,646	1911	3	2	$28,001	$17.01
18241130030000	7821 W 66TH ST	1,642	1918	3	1	$28,000	$17.05
18133010120000	7600 W 60TH ST	1,699	1918	3	2	$29,000	$17.07
18124170110000	5428 S 73RD AVE	1,632	1924	3	1	$28,000	$17.16
18134210310000	7324 W 62ND ST	1,689	1923	5	2	$29,000	$17.17
18241110090000		1,654	1918	3	1	$29,000	$17.53

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
18132270200000		1,640	1925	3	1	$29,000	$17.68
18132080040000		1,744	1908	4	3	$31,000	$17.78
18132110380000		1,552	1918	3	2	$27,591	$17.78
18241120160000		1,740	1918	4	2	$31,000	$17.82
18124100080000		1,626	1913	2	2	$29,000	$17.84
18132270140000		1,620	1928	3	2	$29,000	$17.90
18241090190000		1,560	1918	3	1	$28,000	$17.95
18241090290000		1,610	1918	3	1	$29,000	$18.01
18241100160000		1,545	1918	3	1	$28,000	$18.12
18132010170000		1,544	1906	3	1	$28,000	$18.13
18241100060000		1,706	1918	3	2	$31,000	$18.17
18134240350000		1,594	1925	4	2	$29,000	$18.19
18124180040000		1,536	1918	3	1	$28,000	$18.23
18241110150000		1,587	1918	3	2	$29,000	$18.27
18124050010000		1,732	1907	4	2	$32,000	$18.48
18241080150000		1,565	1918	4	1	$29,000	$18.53
18241080180000		1,565	1918	3	2	$29,000	$18.53
18132110010000	**7441 W 56TH PL**	**1,695**	**1913**	**5**	**2**	**$32,000**	**$18.88**
18124110130000		1,605	1928	3	2	$30,719	$19.14
18132080110000		1,536	1923	3	2	$30,000	$19.53
18241090170000		1,555	1922	3	1	$31,000	$19.94

Median of all 92 comparables: $16.80 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 21091, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 92 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.

18124160230000	18241100140000	18134030320000	18134120300000	18134040140000
18134110250000	18241150050000	18132300260000	18124160010000	18134230220000
18134270150000	18132020110000	18124120020000	18134240120000	18124140120000
18132150230000	18132170460000	18134130630000	18132230320000	18241110120000
18132020170000	18132200070000	18241140160000	18134060090000	18132020440000
18124010110000	18134180380000	18241110060000	18132080130000	18132290100000
18241110190000	18134230340000	18124170080000	18241090270000	18124180070000
18132080290000	18241110420000	18132190220000	18241140540000	18132280270000
18132080020000	18132150250000	18132060150000	18124110070000	18134150240000
18132280240000	18241080190000	18241100170000	18124160050000	18134300140000
18134030060000	18241130030000	18133010120000	18124170110000	18134210310000
18241110260000	18241110340000	18241120050000	18241130070000	18241140030000
18132060220000	18241120130000	18241120140000	18124160070000	18241110090000
18132270200000	18132080040000	18132110380000	18241120160000	18124100080000
18132270140000	18241090190000	18241090290000	18132190130000	18241100160000
18132010170000	18241100060000	18134240350000	18124180040000	18241110150000
18124050010000	18241110040000	18241080150000	18241080180000	18241080230000
18241110280000	18124170030000	18124150080000	18124110130000	18241140140000
18132080110000	18241090170000			

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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