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	18253000460000
Property address	7562 STICKNEY AVE
Township	Lyons (21)
Assessor neighborhood	21111
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$28,000	$24,698	$3,302

11.8% of the current assessed value.
Estimated tax effect about $700 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 605 other properties in assessor neighborhood 21111 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 $21.50 per square foot. This home is assessed at $24.37 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,149 square feet gives $24,698. 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	1,149 square feet
Land area	8,432 square feet
Year built	1965
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$28,000
Assessed value per square foot	$24.37

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	1,009
2	Building area within 15% of this home	751
3	Built within 15 years of this home	690
4	Same building type	605
5	Same construction quality grade	605

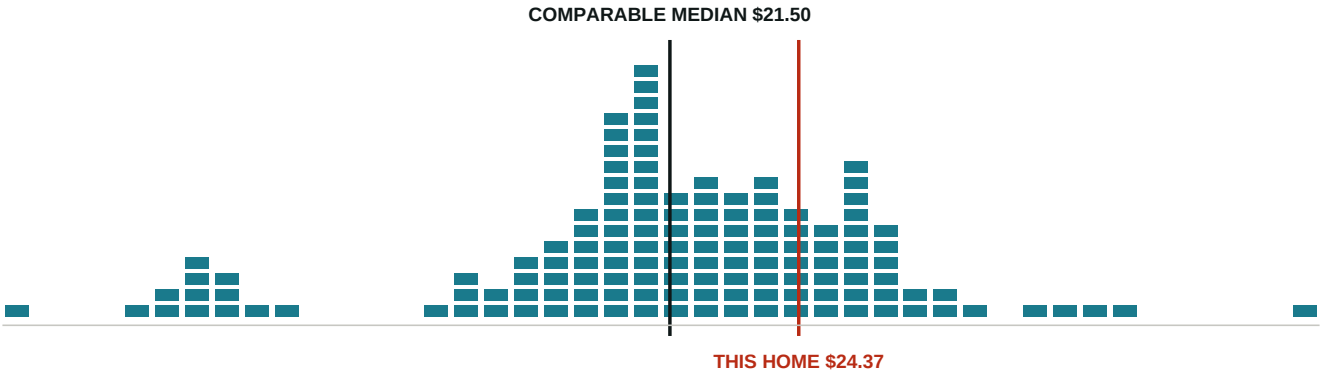
The comparable figure used is the median of all 605 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 605 properties 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	605
Lowest assessed	$6.61 per square foot
25th percentile	$20.00 per square foot
Median	$21.50 per square foot
75th percentile	$24.14 per square foot
Highest assessed	$35.98 per square foot
This home	$24.37 per square foot
Position	assessed above 461 of the 605 comparable properties, the 76th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 605 comparables	$21.50
Building area of this home	1,149 sq ft
Median multiplied by building area	**$24,698**
Current total assessed value	$28,000
Difference, the reduction requested	**$3,302**

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 $3,302 in assessed value is worth roughly $700 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

605 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 605 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
18253080060000	7955 78TH ST	1,141	1965	3	1	$12,597	$11.04
18253080050000	7955 78TH ST	1,141	1965	3	1	$12,597	$11.04
18253090020000	7949 78TH ST	1,141	1963	3	1	$13,597	$11.92
18253090010000	7949 78TH ST	1,141	1963	3	1	$13,597	$11.92
18252010030000	7509 71ST ST	1,145	1960	3	1	$13,998	$12.23
18252010020000	7509 71ST ST	1,145	1960	3	1	$13,998	$12.23
18252190340000		1,140	1954	4	2	$21,195	$18.59
18362050190000		1,157	1952	3	1	$22,000	$19.01
18252190310000		1,154	1971	3	1	$22,000	$19.06
18254170180000		1,153	1954	3	1	$22,000	$19.08
18361060200000		1,152	1959	3	1	$22,000	$19.10
18362050690000		1,144	1961	3	1	$22,000	$19.23
18253140100000		1,144	1962	3	1	$22,000	$19.23
18361110150000		1,152	1958	3	1	$23,000	$19.97
18254200150000		1,148	1955	3	1	$23,000	$20.03
18361170180000		1,145	1968	3	1	$23,000	$20.09
18253060120000		1,144	1964	3	1	$23,000	$20.10
18362170190000		1,140	1966	3	1	$23,000	$20.18
18361100250000		1,147	1959	3	1	$24,000	$20.92
18361100230000		1,147	1958	3	1	$24,000	$20.92
18361100200000		1,147	1957	3	1	$24,000	$20.92
18361070120000		1,147	1962	3	1	$24,000	$20.92
18361060130000		1,147	1958	3	1	$24,000	$20.92
18361100170000		1,147	1957	3	1	$24,000	$20.92
18361070110000		1,147	1958	3	1	$24,000	$20.92
18361100140000		1,147	1957	3	1	$24,000	$20.92
18361100220000		1,147	1958	2	1	$24,000	$20.92
18361100240000		1,147	1957	3	1	$24,000	$20.92
18361100050000		1,147	1959	3	1	$24,000	$20.92
18361100210000		1,147	1957	3	1	$24,000	$20.92
18253000450000		1,153	1967	3	1	$25,000	$21.68
18252180240000		1,152	1962	3	1	$25,000	$21.70
18362140420000		1,152	1971	3	1	$25,000	$21.70
18252180250000		1,152	1962	3	1	$25,000	$21.70
18361070130000		1,147	1958	3	1	$25,000	$21.80
18253060100000		1,155	1959	3	1	$26,000	$22.51
18254150110000		1,151	1955	3	1	$26,000	$22.59
18253100100000		1,144	1962	3	1	$26,000	$22.73
18251020320000		1,144	1963	3	1	$26,000	$22.73
18253100060000		1,144	1959	3	1	$26,000	$22.73

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
18253000330000		1,143	1964	3	1	$26,000	$22.75
18362140390000		1,152	1971	3	1	$28,000	$24.31
18254070020000		1,152	1959	3	1	$28,000	$24.31
18253110140000		1,152	1973	3	1	$28,000	$24.31
18253000460000	**7562 STICKNEY AVE**	**1,149**	**1965**	**3**	**1**	**$28,000**	**$24.37**
18254160030000		1,144	1965	3	1	$28,000	$24.48
18252120160000		1,142	1962	3	1	$28,000	$24.52
18362040150000		1,152	1970	3	1	$29,000	$25.17
18362040170000		1,152	1972	3	1	$29,000	$25.17
18362040190000		1,152	1970	3	1	$29,000	$25.17
18362140350000		1,152	1972	3	1	$29,000	$25.17
18362140370000		1,152	1973	3	1	$29,000	$25.17
18362040160000		1,152	1972	3	1	$29,000	$25.17
18251080120000		1,149	1969	3	1	$29,000	$25.24
18253140110000		1,144	1962	3	1	$29,000	$25.35
18361070250000		1,141	1969	3	1	$29,000	$25.42
18362140410000		1,152	1975	3	1	$30,000	$26.04
18362140400000		1,152	1971	3	1	$30,000	$26.04
18362140430000		1,152	1973	3	1	$30,000	$26.04
18362140360000		1,152	1971	3	2	$32,000	$27.78
18362040180000		1,152	1969	3	1	$34,000	$29.51

Median of all 605 comparables: $21.50 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 21111, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 605 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.

18253000230000	18253000180000	18253090120000	18253080270000	18253080260000
18253090170000	18253090180000	18253090110000	18253090310000	18253090300000
18253090230000	18253090280000	18253080310000	18253090290000	18253080300000
18253090090000	18253090080000	18252010060000	18252010070000	18253080230000
18253090200000	18253090220000	18253080060000	18253080050000	18252160080000
18252160090000	18253090130000	18253090140000	18253090210000	18253080220000
18253080070000	18253080080000	18253080100000	18253080090000	18253000280000
18253000270000	18252010040000	18252010050000	18253010120000	18253080030000
18253080040000	18253090020000	18253090010000	18252010030000	18252010020000
18253010110000	18253000220000	18254040320000	18362150090000	18253000170000
18254000090000	18252070140000	18254130110000	18252020180000	18254040200000
18254040220000	18254080170000	18254030130000	18254160080000	18254070120000
18254000100000	18254110010000	18364030170000	18362040200000	18252120030000
18361110060000	18364020340000	18253140050000	18253140040000	18361110120000
18361100060000	18254150050000	18254170030000	18254160100000	18364010630000
18361110050000	18252070130000	18252060060000	18251020280000	18254090160000
18361040250000	18361030320000	18364020350000	18252120080000	18254100150000
18254170110000	18361110330000	18254170020000	18252190340000	18252080100000
18254170070000	18254070140000	18254080110000	18243070460000	18254000060000
18254120150000	18362050190000	18254000130000	18361030210000	18361040190000
18252190310000	18251120010000	18254170180000	18361060200000	18253070160000
18253110040000	18361070160000	18252030210000	18254170010000	18362050690000
18252180230000	18253140100000	18251100120000	18254080060000	18254130070000
18252050290000	18253110160000	18252040340000	18254120090000	18254130130000
18253110210000	18252170100000	18252160100000	18254020320000	18251060100000
18243050100000	18252070120000	18252090230000	18243060360000	18361030220000
18254100060000	18252020190000	18361050130000	18254090050000	18254140020000
18361110080000	18243090160000	18243050080000	18254080040000	18252120090000
18361080130000	18254160010000	18252170200000	18254080140000	18362050220000
18361110150000	18253120170000	18254010330000	18253120150000	18251040200000
18251040190000	18251070030000	18252200180000	18253120160000	18361040140000
18243040050000	18254140050000	18251100170000	18254200150000	18361070140000
18361170180000	18253060120000	18251060130000	18253020080000	18253020070000
18251100110000	18251110060000	18251040180000	18362170190000	18254160110000
18254080050000	18361040320000	18251100050000	18251000190000	18253040300000
18243050030000	18251060110000	18252170110000	18252070150000	18361080330000
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18253140030000	18252170240000	18251070200000	18251070180000	18251060190000
18251070140000	18251060180000	18254130020000	18253110200000	18361110110000
18254000120000	18253120060000	18251040280000	18251120020000	18254170100000
18251120060000	18251120090000	18243060180000	18251060080000	18252030290000
18253100050000	18252060110000	18253070100000	18361100090000	18253040130000
18361100280000	18361100260000	18253040160000	18361100290000	18252170070000
18253020150000	18253040220000	18251090110000	18362160130000	18254040120000
18253040200000	18252070180000	18362020140000	18251100190000	18251100180000

18253040040000	18251100070000	18253040330000	18253030070000	18251100020000
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18253030090000	18251090180000	18251100040000	18361100250000	18361100230000
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18361100140000	18361100220000	18361100240000	18361100050000	18361100210000
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18361100270000	18253100110000	18253070050000	18251040130000	18252020220000
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18362100160000	18251110010000	18253030120000	18251120080000	18361050170000
18251120070000	18254010190000	18361040260000	18361040280000	18361100340000
18361100080000	18251100090000	18361110010000	18361110200000	18361110300000
18361110280000	18361110260000	18252010170000	18252170120000	18253030050000
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18252180260000	18251120050000	18251040260000	18361040180000	18361040270000
18361040330000	18361040110000	18361040340000	18361040160000	18361040230000
18361040220000	18361040240000	18361180170000	18252180200000	18254110090000
18253000450000	18252180240000	18362140420000	18252180250000	18251080160000
18251040240000	18253120290000	18251040270000	18253070170000	18251100150000
18252070160000	18361050250000	18252070190000	18361070130000	18251060030000
18362160170000	18361030270000	18251000200000	18254020210000	18364030350000
18252090300000	18254030150000	18254030250000	18361170190000	18251110120000
18361040300000	18254150130000	18253080440000	18253090460000	18364020580000
18251000220000	18361060150000	18362160010000	18251110080000	18251080170000
18362100090000	18251090140000	18364020630000	18254030270000	18254030230000
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18252120160000	18251080110000	18362170040000	18251000230000	18254020220000
18252160070000	18254080010000	18254020190000	18254020200000	18254110130000
18254130180000	18253080450000	18253030150000	18253010610000	18253000350000
18253000340000	18361080300000	18253050240000	18362200050000	18361050240000
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18362040150000	18362040170000	18362040190000	18362140350000	18362140370000
18362040160000	18361180160000	18251080120000	18362170010000	18361170210000
18362160050000	18253010560000	18254070170000	18254070160000	18254070150000
18253140110000	18361050270000	18252050040000	18361090160000	18252020200000
18362100110000	18361070250000	18254220170000	18252120180000	18254220200000
18254250050000	18254210090000	18254220040000	18254220180000	18252120190000
18254250010000	18252090240000	18253050200000	18253000360000	18251090170000
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18361180200000	18254220110000	18254250110000	18254250090000	18361110310000
18361180310000	18361110240000	18252010180000	18361060210000	18251010120000
18253040320000	18362140410000	18362140400000	18362140430000	18254120070000
18361050260000	18361170280000	18254200040000	18254220160000	18254250100000
18254230080000	18254230150000	18254210040000	18362030110000	18362030120000
18251080030000	18254230130000	18254230180000	18254230060000	18254210060000
18362040140000	18251040210000	18252010160000	18361160170000	18252100400000
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18251040170000	18254260020000	18361170250000	18361160400000	18254070180000
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18254220100000	18361170270000	18362140360000	18254210020000	18253040280000
18251000240000	18362040180000	18361030250000	18253100160000	18364100280000
18254210170000	18252170180000	18253040230000	18254070210000	18252070200000

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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