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	18274090280000
Property address	7826 BLAZER AVE
Township	Lyons (21)
Assessor neighborhood	21101
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$33,000	**$23,648**	**$9,352**

28.3% of the current assessed value.
Estimated tax effect about $1,984 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 28 other properties in assessor neighborhood 21101 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 $19.32 per square foot. This home is assessed at $26.96 per square foot, which is 40% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,224 square feet gives $23,648. 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	1,224 square feet
Land area	7,440 square feet
Year built	1941
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	6
Bedrooms	4
Full bathrooms	3
Half bathrooms	2

Total assessed value	$33,000
Assessed value per square foot	$26.96

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	241
2	Building area within 15% of this home	145
3	Built within 15 years of this home	84
4	Same building type	28
5	Same construction quality grade	28

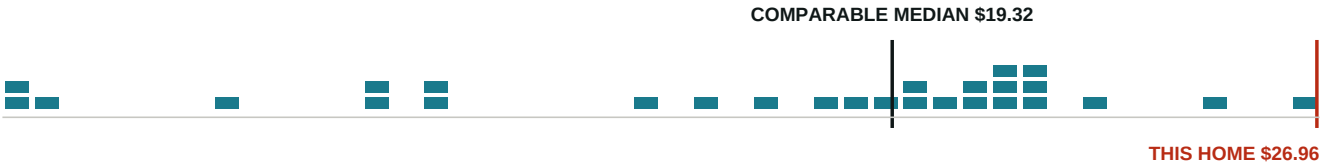
The comparable figure used is the median of all 28 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 28 properties 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	28
Lowest assessed	$3.41 per square foot
25th percentile	$10.92 per square foot
Median	$19.32 per square foot
75th percentile	$21.19 per square foot
Highest assessed	$26.65 per square foot
This home	$26.96 per square foot
Position	assessed above 28 of the 28 comparable properties, the 100th percentile



$3.41 per sq ft — 28 comparable properties by assessed value per square foot, one mark is one property — $26.96 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 28 comparables	$19.32
Building area of this home	1,224 sq ft
Median multiplied by building area	**$23,648**
Current total assessed value	$33,000
Difference, the reduction requested	**$9,352**

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 $9,352 in assessed value is worth roughly $1,984 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

All 28 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
18274100080000	7631 BLAZER AVE	1,395	1952	3	1	$4,760	$3.41
18274100100000	7631 BLAZER AVE	1,395	1952	3	1	$4,760	$3.41
18274100300000	7811 BLAZER AVE	1,296	1951	3	1	$5,734	$4.42
18274100210000	7743 BLAZER AVE	1,120	1952	3	1	$8,133	$7.26
18274080240000	7750 BLAZER AVE	1,240	1952	3	1	$12,756	$10.29
18274080250000	7750 BLAZER AVE	1,240	1952	3	1	$12,756	$10.29
18274090070000	7814 BLAZER AVE	1,214	1952	3	1	$13,256	$10.92
18274090080000	7814 BLAZER AVE	1,214	1952	3	1	$13,256	$10.92
18274100090000	7631 BLAZER AVE	1,395	1952	3	1	$20,502	$14.70
18274100290000	7811 BLAZER AVE	1,296	1951	3	1	$20,777	$16.03
18274100220000	7743 BLAZER AVE	1,120	1952	3	1	$19,378	$17.30
18274100180000	7741 BLAZER AVE	1,208	1948	4	1	$22,000	$18.21
18261070130000	8754 73RD PL	1,394	1952	3	1	$26,000	$18.65
18261050120000	8626 72ND ST	1,262	1950	4	1	$24,001	$19.02
18272030110000	7311 OAK GROVE AVE	1,325	1950	3	1	$26,000	$19.62
18272020080000	7305 BANKS ST	1,251	1952	3	1	$25,000	$19.98
18274040190000	7535 OAK GROVE AVE	1,221	1954	4	1	$25,000	$20.48
18274010970000	7508 GARDEN LN	1,070	1940	2	1	$22,000	$20.56
18274030370000	7800 OAK GROVE AVE	1,164	1952	3	1	$24,000	$20.62
18261060120000	8780 73RD ST	1,326	1952	3	2	$28,000	$21.12
18274100910000	7621 BLAZER AVE	1,182	1950	3	2	$25,000	$21.15
18274040380000	7749 OAK GROVE AVE	1,221	1941	3	1	$26,001	$21.29
18274030160000	7644 OAK GROVE AVE	1,152	1930	3	1	$25,000	$21.70
18261060380000	8602 W 73RD ST	1,152	1950	2	1	$25,000	$21.70
18274031160000	7744 OAK GROVE AVE	1,241	1938	3	2	$27,000	$21.76
18272020280000	7324 OAK GROVE AVE	1,090	1953	2	1	$25,000	$22.94
18274030990000	7742 OAK GROVE AVE	1,120	1953	2	1	$28,000	$25.00
18272050080000	7435 BANKS ST	1,088	1955	4	2	$29,000	$26.65
18274090280000	**7826 BLAZER AVE**	**1,224**	**1941**	**4**	**3**	**$33,000**	**$26.96**

Median of all 28 comparables: $19.32 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 21101, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 28 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.

18274100080000	18274100100000	18274100300000	18274100210000	18274080240000
18274080250000	18274090070000	18274090080000	18274100090000	18274100290000
18274100220000	18274100180000	18261070130000	18261050120000	18272030110000
18272020080000	18274040190000	18274010970000	18274030370000	18261060120000
18274100910000	18274040380000	18274030160000	18261060380000	18274031160000
18272020280000	18274030990000	18272050080000		

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.