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	15162110240000
Property address	1014 S 30TH AVE
Township	Proviso (31)
Assessor neighborhood	31032
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$28,000

38.8% of the current assessed value.

COMPARABLES IMPLY

$17,143

Estimated tax effect about $2,303 a year at a 7% composite rate.

REDUCTION REQUESTED

$10,857

SECTION 1

The argument in one paragraph

The Assessor values 247 other properties in assessor neighborhood 31032 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 $17.14 per square foot. This home is assessed at $28.00 per square foot, which is 63% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,000 square feet gives $17,143. 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	1,000 square feet
Land area	4,158 square feet
Year built	1957
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$28,000
Assessed value per square foot	$28.00

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	558
2	Building area within 15% of this home	323
3	Built within 15 years of this home	264
4	Same building type	247
5	Same construction quality grade	247

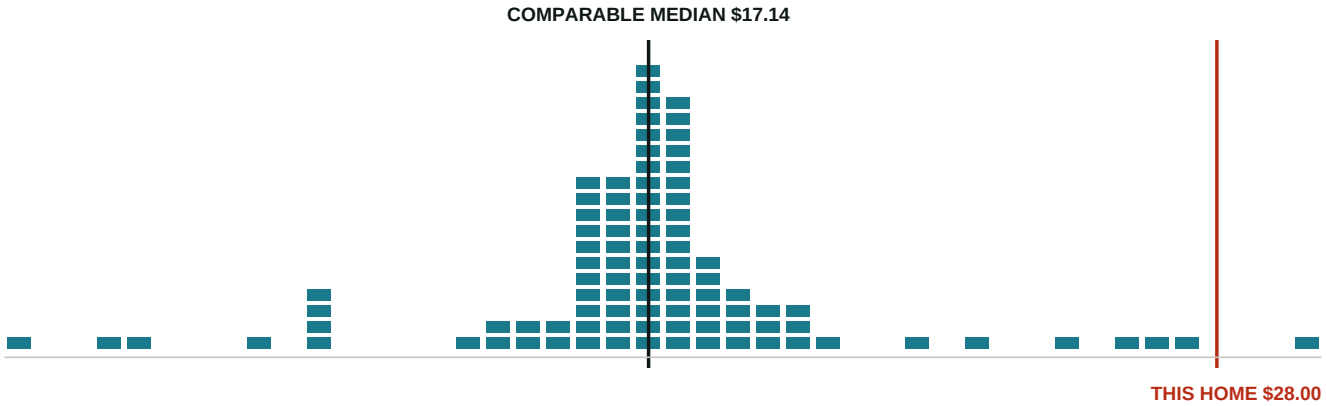
The comparable figure used is the median of all 247 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 247 properties 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	247
Lowest assessed	$4.84 per square foot
25th percentile	$16.17 per square foot
Median	$17.14 per square foot
75th percentile	$17.86 per square foot
Highest assessed	$30.00 per square foot
This home	$28.00 per square foot
Position	assessed above 246 of the 247 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 247 comparables	$17.14
Building area of this home	1,000 sq ft
Median multiplied by building area	**$17,143**
Current total assessed value	$28,000
Difference, the reduction requested	**$10,857**

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 $10,857 in assessed value is worth roughly $2,303 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

247 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 247 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
15162060030000	3016 WILCOX AVE	1,010	1955	3	1	$6,814	$6.75
15161000220000	3902 MADISON ST	1,000	1956	3	1	$6,916	$6.92
15162060070000	3006 WILCOX AVE	1,010	1956	2	1	$10,709	$10.60
15162060090000	3002 WILCOX AVE	1,010	1956	3	1	$10,709	$10.60
15162060080000	3006 WILCOX AVE	1,010	1956	2	1	$10,709	$10.60
15162060100000	3002 WILCOX AVE	1,010	1956	3	1	$10,709	$10.60
15162060060000	3012 WILCOX AVE	1,010	1956	3	1	$11,209	$11.10
15162060050000	3012 WILCOX AVE	1,010	1956	3	1	$11,209	$11.10
15161000210000	3902 MADISON ST	1,000	1956	3	1	$14,233	$14.23
15162010530000	3014 MADISON ST	1,015	1957	3	1	$15,000	$14.78
15162010520000	3016 MADISON ST	1,015	1957	3	1	$15,000	$14.78
15162150380000	1113 EASTERN AVE	1,014	1957	2	1	$15,000	$14.79
15162060040000	3016 WILCOX AVE	1,010	1955	3	1	$15,605	$15.45
15151200300000	1129 S 24TH AVE	1,016	1954	2	1	$16,000	$15.75
15161060220000	3402 MONROE ST	1,008	1951	2	1	$16,000	$15.87
15162010540000		1,015	1957	3	1	$17,000	$16.75
15162040510000		1,010	1955	2	1	$17,000	$16.83
15093200470000		1,009	1965	3	1	$17,000	$16.85
15162100100000		1,008	1956	2	1	$17,000	$16.87
15151070170000		1,008	1958	3	1	$17,000	$16.87
15162160180000		1,008	1956	3	1	$17,000	$16.87
15093200960000		1,008	1956	2	1	$17,000	$16.87
15162040370000		1,007	1964	3	1	$17,000	$16.88
15161200020000		1,000	1955	3	1	$17,000	$17.00
15162110030000		1,000	1955	2	1	$17,000	$17.00
15151200280000		1,016	1954	3	1	$18,000	$17.72
15151200290000		1,016	1954	3	1	$18,000	$17.72
15162040500000		1,010	1956	3	1	$18,000	$17.82
15161250090000		1,008	1957	3	1	$18,000	$17.86
15161060440000		1,008	1958	3	1	$18,000	$17.86
15161240310000		1,008	1955	3	1	$18,000	$17.86
15161180180000		1,008	1955	3	1	$18,000	$17.86
15161250170000		1,008	1955	3	1	$18,000	$17.86
15161060430000		1,008	1956	3	1	$18,000	$17.86
15161170270000		1,008	1957	3	1	$18,000	$17.86
15161250110000		1,008	1958	3	1	$18,000	$17.86
15093200970000		1,008	1956	3	1	$18,000	$17.86
15162150250000		1,008	1957	3	1	$18,000	$17.86
15161250070000		1,008	1954	2	1	$18,000	$17.86
15161250200000		1,008	1958	3	1	$18,000	$17.86

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
15161240320000		1,008	1955	3	1	$18,000	$17.86
15161170300000		1,008	1955	3	1	$18,000	$17.86
15093201000000		1,001	1959	3	1	$18,000	$17.98
15161270100000		1,000	1955	3	1	$18,000	$18.00
15162110250000		1,000	1956	3	1	$18,000	$18.00
15161090930000		1,000	1959	2	1	$18,000	$18.00
15162110270000		1,000	1957	3	1	$18,000	$18.00
15161200140000		1,000	1957	3	1	$18,000	$18.00
15161090970000		1,000	1964	2	1	$18,000	$18.00
15161200010000		1,000	1955	2	1	$18,000	$18.00
15161090940000		1,000	1957	3	1	$18,000	$18.00
15162100210000		1,000	1955	3	1	$18,000	$18.00
15161270120000		1,000	1955	3	1	$18,000	$18.00
15161090920000		1,000	1951	3	1	$18,000	$18.00
15162110280000		1,000	1955	3	1	$18,000	$18.00
15161240210000		1,008	1957	3	1	$19,000	$18.85
15093200940000		1,008	1959	3	1	$20,000	$19.84
15093200950000		1,008	1956	3	1	$20,000	$19.84
15161091010000		1,000	1958	3	1	$20,000	$20.00
15162110240000	**1014 S 30TH AVE**	**1,000**	**1957**	**3**	**1**	**$28,000**	**$28.00**
15161020810000		1,000	1952	3	1	$30,000	$30.00

Median of all 247 comparables: $17.14 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 31032, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 247 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.

15162030680000	15162000350000	15162060030000	15161000220000	15093200600000
15161000050000	15161000060000	15162060070000	15162060090000	15162060080000
15162060100000	15162060020000	15162060010000	15093200380000	15093200370000
15162060060000	15162060050000	15093211040000	15093211030000	15093200610000
15093200900000	15093200920000	15162090520000	15161000210000	15162060520000
15162000340000	15162010530000	15162010520000	15162150380000	15162080740000
15162030790000	15162030110000	15162050790000	15162060040000	15162040650000
15162010570000	15162160170000	15161170110000	15151200300000	15162050750000
15162040530000	15162040520000	15151220350000	15161060220000	15162000710000
15162000700000	15162000720000	15162000690000	15161050160000	15093200890000
15093200930000	15161200520000	15162010560000	15162010580000	15162040540000
15162030750000	15162030760000	15162030770000	15162050780000	15162150010000
15162050770000	15162150480000	15162060540000	15162040630000	15162040620000
15162150450000	15162040690000	15162080580000	15162040670000	15162040680000
15161170340000	15162060640000	15162060630000	15161030350000	15161040310000
15093201080000	15161250030000	15162100270000	15162010540000	15093211070000
15093201070000	15161200060000	15093211050000	15161180120000	15093211060000
15162050800000	15161060380000	15161030280000	15161060370000	15161060420000
15161110350000	15161110320000	15161110310000	15162030780000	15162160350000
15162040510000	15093201050000	15093200470000	15161170290000	15093200990000
15161050180000	15162100100000	15151070170000	15162160180000	15093200960000
15162040370000	15161020750000	15161020760000	15161030300000	15161030270000
15161030290000	15093211160000	15161200020000	15162110030000	15162000770000
15161110400000	15162160360000	15162110080000	15162170200000	15093211140000
15162070800000	15162070780000	15162070790000	15162150230000	15162060550000
15162060530000	15161190150000	15162030720000	15162030700000	15162030690000
15162030710000	15162030730000	15161090710000	15162170100000	15161080450000
15162040700000	15162040770000	15161030360000	15161030370000	15161100340000
15161100380000	15162080750000	15161100280000	15161100330000	15161100370000
15161100270000	15161100360000	15161110360000	15151190100000	15162080780000
15162040760000	15161240240000	15151220190000	15161110430000	15161110410000
15151080300000	15162150440000	15162000560000	15162150240000	15162150430000
15162000570000	15093211500000	15162100170000	15093201120000	15093201100000
15161200390000	15161210170000	15093201110000	15093201130000	15093201090000
15161240270000	15161080460000	15162000740000	15161040390000	15151120320000
15151200280000	15151200290000	15093200980000	15162040500000	15161250090000
15161060440000	15161240310000	15161180180000	15161250170000	15161060430000
15161170270000	15161250110000	15093200970000	15162150250000	15161250070000
15161250200000	15161240320000	15161170300000	15093211150000	15093201000000
15161270100000	15162110250000	15161090930000	15162110270000	15161200140000
15161090970000	15161200010000	15161090940000	15162100210000	15161270120000
15161090920000	15162110280000	15161250370000	15161250350000	15161250180000
15161020830000	15093201040000	15093201060000	15161020730000	15161020740000
15151220380000	15161240210000	15161030310000	15161030260000	15093211380000
15162010710000	15162010690000	15162070570000	15161100300000	15161030240000

15161100350000	15161100290000	15161110420000	15161110330000	15162030740000
15093200940000	15093200950000	15162040490000	15161250360000	15161091010000
15162010510000	15161060400000	15161060390000	15161060410000	15161110180000
15162010550000	15161020480000	15161110340000	15161270430000	15093211130000
15162090510000	15161020810000			

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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