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	31341010760000
Property address	22444 HAMILTON DR
Township	Rich (32)
Assessor neighborhood	32045
Property class	295 Townhome, individually owned
Assessment stage	Mailed value for 2026

ASSESSED NOW

$13,000

25.5% of the current assessed value.

COMPARABLES IMPLY

$9,690

REDUCTION REQUESTED

$3,310

Estimated tax effect about $702 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 163 other properties in assessor neighborhood 32045 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 $8.17 per square foot. This home is assessed at $10.96 per square foot, which is 34% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,186 square feet gives $9,690. 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	1,186 square feet
Land area	2,222 square feet
Year built	1985
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	2
Full bathrooms	1
Half bathrooms	1

Total assessed value	$13,000
Assessed value per square foot	$10.96

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	394
2	Building area within 15% of this home	205
3	Built within 15 years of this home	164
4	Same building type	163
5	Same construction quality grade	163

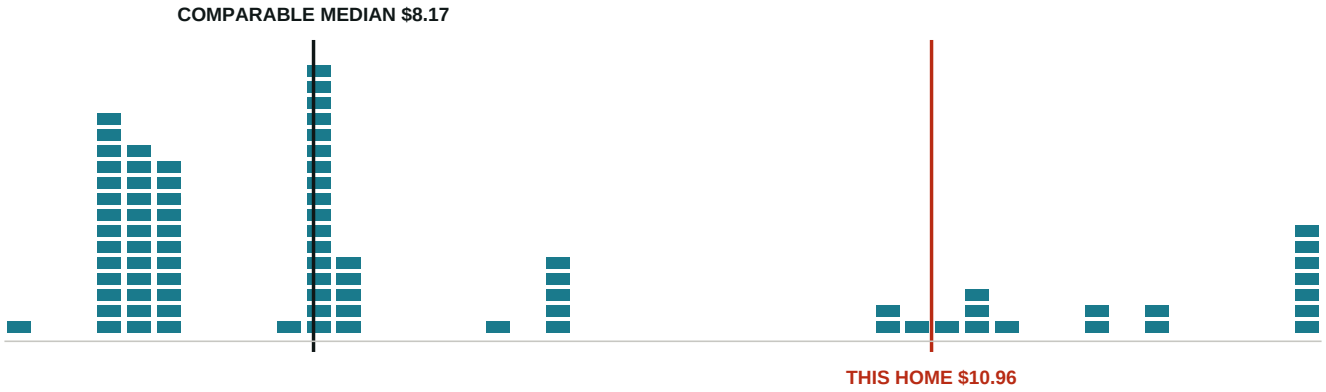
The comparable figure used is the median of all 163 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 163 properties 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	163
Lowest assessed	$6.77 per square foot
25th percentile	$7.41 per square foot
Median	$8.17 per square foot
75th percentile	$9.33 per square foot
Highest assessed	$12.72 per square foot
This home	$10.96 per square foot
Position	assessed above 133 of the 163 comparable properties, the 82nd percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 163 comparables	$8.17
Building area of this home	1,186 sq ft
Median multiplied by building area	**$9,690**
Current total assessed value	$13,000
Difference, the reduction requested	**$3,310**

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 $3,310 in assessed value is worth roughly $702 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

163 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 163 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
31263170580000	5105 BRIGHTON LN	1,181	1970	3	1	$8,000	$6.77
31263160250000	4042 EUCLID LN	1,179	1970	3	1	$8,000	$6.79
31263130470000		1,224	1971	3	1	$10,000	$8.17
31263150160000		1,224	1970	3	1	$10,000	$8.17
31263150450000		1,224	1971	3	1	$10,000	$8.17
31263150030000		1,224	1970	3	1	$10,000	$8.17
31263150110000		1,224	1970	3	1	$10,000	$8.17
31263150500000		1,224	1970	3	1	$10,000	$8.17
31263130650000		1,224	1971	3	1	$10,000	$8.17
31263150220000		1,224	1970	3	1	$10,000	$8.17
31263130440000		1,224	1971	3	1	$10,000	$8.17
31263150370000		1,224	1970	3	1	$10,000	$8.17
31263150440000		1,224	1970	3	1	$10,000	$8.17
31263160090000		1,224	1972	3	1	$10,000	$8.17
31263150420000		1,224	1970	3	1	$10,000	$8.17
31263150530000		1,224	1970	3	1	$10,000	$8.17
31263130300000		1,224	1971	3	1	$10,000	$8.17
31263150090000		1,224	1970	3	1	$10,000	$8.17
31263130560000		1,224	1971	3	1	$10,000	$8.17
31263130330000		1,224	1972	3	1	$10,000	$8.17
31263150250000		1,224	1970	3	1	$10,000	$8.17
31263160140000		1,224	1972	3	1	$10,000	$8.17
31263130710000		1,224	1971	3	1	$10,000	$8.17
31263130390000		1,224	1971	3	1	$10,000	$8.17
31263130310000		1,224	1971	3	1	$10,000	$8.17
31263130630000		1,224	1971	3	1	$10,000	$8.17
31263130570000		1,224	1971	3	1	$10,000	$8.17
31263140490000		1,214	1971	3	1	$10,000	$8.24
31263150490000		1,206	1971	3	1	$10,000	$8.29
31263160930000		1,200	1976	3	1	$10,000	$8.33
31263160870000		1,200	1976	3	1	$10,000	$8.33
31263160920000		1,200	1976	3	1	$10,000	$8.33
31263160910000		1,200	1976	3	1	$10,001	$8.33
31263160900000		1,200	1976	3	1	$10,001	$8.33
31263160940000		1,200	1976	3	1	$10,001	$8.33
31263160890000		1,200	1976	3	1	$10,001	$8.33
31263160880000		1,200	1976	3	1	$10,001	$8.33
31341010700000		1,202	1983	3	1	$13,000	$10.82
31341010690000		1,202	1983	3	1	$13,000	$10.82
31341010680000		1,202	1983	3	1	$13,000	$10.82

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
31341010710000		1,202	1983	3	1	$13,000	$10.82
31341010770000		1,186	1985	2	1	$13,000	$10.96
31341010760000	**22444 HAMILTON DR**	**1,186**	**1985**	**2**	**1**	**$13,000**	**$10.96**
31341010610000		1,158	1983	3	1	$13,000	$11.23
31341010630000		1,158	1983	3	1	$13,000	$11.23
31341010620000		1,158	1983	3	1	$13,000	$11.23
31341010600000		1,158	1984	3	1	$13,001	$11.23
31341010350000		1,179	1994	2	1	$15,000	$12.72
31341010510000		1,179	1992	2	1	$15,000	$12.72
31341010840000		1,179	1991	2	2	$15,000	$12.72
31341010450000		1,179	1993	2	2	$15,000	$12.72
31341010850000		1,179	1991	2	2	$15,000	$12.72
31341011070000		1,179	1995	2	2	$15,000	$12.72
31341010440000		1,179	1993	2	2	$15,000	$12.72
31341010500000		1,179	1992	2	1	$15,000	$12.72
31341010280000		1,179	1994	2	1	$15,000	$12.72
31341010650000		1,179	1992	2	2	$15,000	$12.72
31341010290000		1,179	1994	2	2	$15,000	$12.72
31341010560000		1,179	1991	2	2	$15,000	$12.72
31341010340000		1,179	1994	2	2	$15,000	$12.72
31341010570000		1,179	1991	2	2	$15,000	$12.72

Median of all 163 comparables: $8.17 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 32045, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 163 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.

31263170580000	31263160250000	31263160760000	31263150410000	31263160100000
31263160520000	31263160350000	31263150070000	31263160330000	31263130110000
31263130160000	31263130610000	31263140410000	31263130350000	31263160600000
31263130530000	31263150120000	31263160320000	31263130690000	31263160530000
31263130220000	31263160620000	31263150330000	31263130340000	31263150540000
31263160150000	31263160340000	31263160570000	31263150460000	31263160050000
31263160020000	31263160310000	31263160270000	31263130270000	31263150040000
31263150380000	31263130400000	31263160510000	31263160730000	31263150060000
31263160550000	31263130500000	31263160130000	31263150150000	31263160110000
31263150570000	31263160540000	31263130420000	31263160070000	31263160590000
31263150470000	31263130290000	31263160580000	31263150550000	31263160120000
31263130020000	31263130250000	31263150050000	31263150140000	31263150390000
31263130190000	31263130590000	31263130550000	31263150290000	31263130080000
31263150480000	31263150560000	31263150300000	31263130410000	31263150260000
31263150210000	31263150180000	31263130670000	31263130510000	31263130280000
31263160260000	31263150400000	31263130470000	31263150160000	31263150450000
31263150030000	31263150110000	31263150500000	31263130650000	31263150220000
31263130440000	31263150370000	31263150440000	31263160090000	31263150420000
31263150530000	31263130300000	31263150090000	31263130560000	31263130330000
31263150250000	31263160140000	31263130710000	31263130390000	31263130310000
31263130630000	31263130570000	31263150100000	31263130640000	31263130490000
31263150430000	31263150520000	31263150080000	31263130360000	31263140490000
31263150490000	31263160930000	31263160870000	31263160920000	31263160910000
31263160900000	31263160940000	31263160890000	31263160880000	31263150580000
31341010170000	31341010140000	31341010190000	31341010180000	31341010130000
31341010120000	31341010110000	31341010160000	31341010150000	31341010700000
31341010690000	31341010680000	31341010710000	31341010770000	31341010670000
31341010640000	31341010730000	31341010610000	31341010630000	31341010620000
31341010600000	31341010660000	31341010750000	31341010200000	31341010100000
31341010210000	31263000590000	31263000580000	31341010720000	31341010350000
31341010510000	31341010840000	31341010450000	31341010850000	31341011070000
31341010440000	31341010500000	31341010280000	31341010650000	31341010290000
31341010560000	31341010340000	31341010570000		

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.