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	17212113280000
Property address	33 W 14TH ST
Township	South Chicago (76)
Assessor neighborhood	76011
Property class	295 Townhome, individually owned
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$97,000	**$81,990**	**$15,010**

15.5% of the current assessed value.
Estimated tax effect about $3,184 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 233 other properties in assessor neighborhood 76011 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 $33.70 per square foot. This home is assessed at $39.87 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,433 square feet gives $81,990. 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	2,433 square feet
Land area	1,875 square feet
Year built	1995
Building type	3 Story +
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Slab
Central air	Central A/C
Rooms	8
Bedrooms	3
Full bathrooms	3
Half bathrooms	None recorded

Total assessed value	$97,000
Assessed value per square foot	$39.87

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	800
2	Building area within 15% of this home	263
3	Built within 15 years of this home	233
4	Same building type	233
5	Same construction quality grade	233

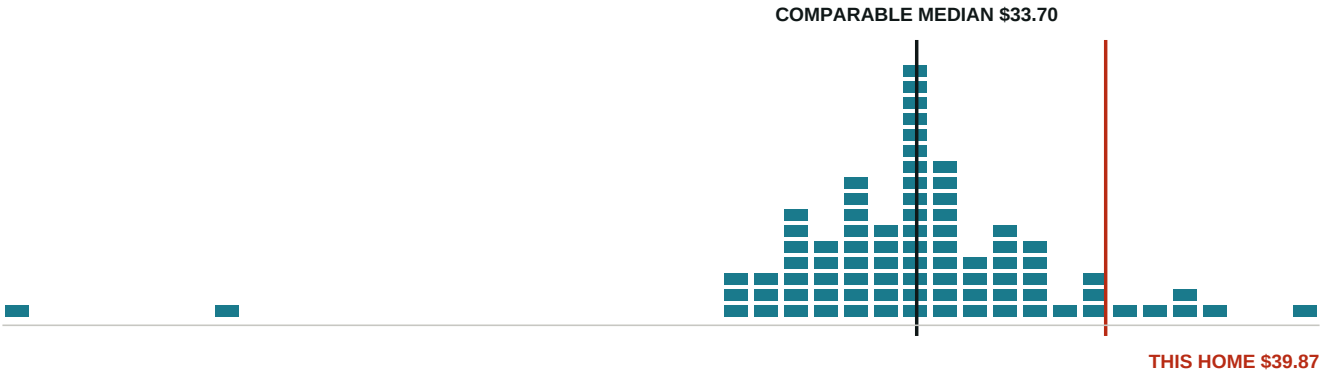
The comparable figure used is the median of all 233 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 233 properties 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	233
Lowest assessed	$3.85 per square foot
25th percentile	$31.56 per square foot
Median	$33.70 per square foot
75th percentile	$35.19 per square foot
Highest assessed	$46.85 per square foot
This home	$39.87 per square foot
Position	assessed above 218 of the 233 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 233 comparables	$33.70
Building area of this home	2,433 sq ft
Median multiplied by building area	**$81,990**
Current total assessed value	$97,000
Difference, the reduction requested	**$15,010**

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 $15,010 in assessed value is worth roughly $3,184 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

233 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 233 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
17223150360000	2008 S CALUMET AVE E	2,366	2002	2	2	$69,000	$29.16
17223150340000	2008 S CALUMET AVE C	2,366	2002	2	2	$69,000	$29.16
17223020930000	1638 S INDIANA AVE 2	2,345	2004	3	2	$70,000	$29.85
17223020660000	1712 S INDIANA AVE	2,511	2004	4	2	$75,860	$30.21
17223020820000	1744 S INDIANA AVE	2,511	2004	4	2	$75,860	$30.21
17223020850000	130 E 18TH ST	2,511	2005	4	3	$76,955	$30.65
17223150380000	2008 S CALUMET AVE G	2,366	2002	2	2	$73,000	$30.85
17223150350000	2008 S CALUMET AVE D	2,310	2002	4	2	$72,000	$31.17
17223150330000	2008 S CALUMET AVE B	2,310	2002	4	2	$72,000	$31.17
17223150390000		2,310	2002	2	2	$73,000	$31.60
17223150370000		2,310	2002	4	2	$73,000	$31.60
17223020690000		2,511	2004	4	2	$82,000	$32.66
17223070980000		2,400	2003	4	2	$79,000	$32.92
17223070600000		2,400	2003	4	2	$79,001	$32.92
17223150480000		2,530	2004	3	2	$83,700	$33.08
17223040710000		2,465	2005	3	4	$82,000	$33.27
17223070930000		2,552	2006	4	2	$85,999	$33.70
17223070690000		2,552	2003	4	2	$86,000	$33.70
17223070800000		2,552	2003	4	2	$86,000	$33.70
17223070850000		2,552	2003	4	2	$86,000	$33.70
17223070720000		2,552	2003	4	2	$86,000	$33.70
17223070970000		2,552	2003	4	2	$86,000	$33.70
17223070960000		2,552	2003	4	2	$86,000	$33.70
17223070680000		2,552	2003	4	2	$86,000	$33.70
17223070810000		2,552	2003	4	2	$86,000	$33.70
17223070880000		2,552	2003	4	2	$86,000	$33.70
17223070660000		2,552	2002	4	2	$86,000	$33.70
17223070770000		2,552	2003	4	2	$86,000	$33.70
17223070610000		2,552	2003	4	2	$86,000	$33.70
17223070840000		2,552	2003	4	2	$86,000	$33.70
17223070650000		2,552	2003	4	2	$86,000	$33.70
17223070620000		2,552	2003	4	2	$86,000	$33.70
17223150580000		2,530	2005	3	3	$87,000	$34.39
17223150470000		2,530	2004	3	2	$87,000	$34.39
17223150530000		2,530	2005	3	2	$87,000	$34.39
17223150410000		2,530	2005	3	2	$87,000	$34.39
17223150420000		2,530	2005	3	2	$87,000	$34.39
17212140350000		2,340	1990	3	3	$83,000	$35.47
17212140310000		2,340	1990	3	3	$83,000	$35.47
17212140080000		2,340	1990	3	2	$83,000	$35.47

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17212140110000		2,340	1990	3	3	$83,000	$35.47
17212111020000		2,340	1990	3	3	$86,509	$36.97
17223070750000		2,348	2003	5	2	$86,999	$37.05
17223070740000		2,348	2003	5	2	$86,999	$37.05
17223070910000		2,348	2003	5	2	$86,999	$37.05
17223070670000		2,348	2003	5	2	$86,999	$37.05
17223070900000		2,348	2003	5	2	$87,000	$37.05
17212111070000		2,318	1990	3	3	$86,840	$37.46
17212111000000		2,340	1990	3	3	$87,665	$37.46
17212110970000		2,318	1990	3	3	$86,940	$37.51
17212111040000		2,340	1990	3	3	$90,000	$38.46
17212140270000		2,318	1990	3	3	$92,000	$39.69
17212140210000		2,318	1990	3	3	$92,000	$39.69
17212140180000		2,318	1990	3	3	$92,000	$39.69
17212140240000		2,318	1990	3	3	$92,000	$39.69
17212113270000		2,433	1997	3	3	$97,000	$39.87
17212113400000		2,433	1995	3	3	$97,000	$39.87
17212113390000		2,433	1995	3	3	$97,000	$39.87
17212113280000	**33 W 14TH ST**	**2,433**	**1995**	**3**	**3**	**$97,000**	**$39.87**
17212113330000		2,550	1995	3	3	$107,000	$41.96
17212113340000		2,550	1995	3	3	$107,000	$41.96

Median of all 233 comparables: $33.70 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 76011, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 233 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.

17223091070000	17223091000000	17223090780000	17214110490000	17214110290000
17214110380000	17214110530000	17214110110000	17214110420000	17214110320000
17221061070000	17223150360000	17223150340000	17221061050000	17221061120000
17221061060000	17221061080000	17223091060000	17223020930000	17223090990000
17223020970000	17223020950000	17223020940000	17223020960000	17223020720000
17223020880000	17223020800000	17223020560000	17223020550000	17223020660000
17223020820000	17223020910000	17223020710000	17223020780000	17223020810000
17223020890000	17223020700000	17223020870000	17223020570000	17223020640000
17223020790000	17223020630000	17223090510000	17223020900000	17223020850000
17223020770000	17223100270000	17223150380000	17223090520000	17223150350000
17223150330000	17223150540000	17223020860000	17223020610000	17223020730000
17223020590000	17223020580000	17223020540000	17223020620000	17223020650000
17223020740000	17223150390000	17223150370000	17223020920000	17223150440000
17223150430000	17223150450000	17223150460000	17223150510000	17223150500000
17223020530000	17223100260000	17223100340000	17223100310000	17223100300000
17223100280000	17223100290000	17223090460000	17223100320000	17223100330000
17223040850000	17223040860000	17223090650000	17223150490000	17223020690000
17223040840000	17223091050000	17223070980000	17223070600000	17223150480000
17223070730000	17223070890000	17223070920000	17223070760000	17223070630000
17223070710000	17223070860000	17223070700000	17223070950000	17223070940000
17223070870000	17223070790000	17223070640000	17223070780000	17223040710000
17223091120000	17223091110000	17223091080000	17223070930000	17223070690000
17223070800000	17223070850000	17223070720000	17223070970000	17223070960000
17223070680000	17223070810000	17223070880000	17223070660000	17223070770000
17223070610000	17223070840000	17223070650000	17223070620000	17223090630000
17223090580000	17223090590000	17223090560000	17223090570000	17223150250000
17223150270000	17223150290000	17223150230000	17223090490000	17223090480000
17223090500000	17223090470000	17223040380000	17223040390000	17223090550000
17223090610000	17223090600000	17223090540000	17223090440000	17223150320000
17223090620000	17223150580000	17223150470000	17223150530000	17223150410000
17223150420000	17223090450000	17223090530000	17223091010000	17223091020000
17223091130000	17223091140000	17223091040000	17223091030000	17223040450000
17223040490000	17223040370000	17223040400000	17223040550000	17223040500000
17223040460000	17223150560000	17223150570000	17223150550000	17223150520000
17223040530000	17223150300000	17223150260000	17223150280000	17223150240000
17212141180000	17223090770000	17212140350000	17212140310000	17212140080000
17212140110000	17212110480000	17223040870000	17223040890000	17223040410000
17223090430000	17223040470000	17223090420000	17223040560000	17223040540000
17223040900000	17223040880000	17223150400000	17212111020000	17223070750000
17223070740000	17223070910000	17223070670000	17223070900000	17212111070000
17212111000000	17212110970000	17223040510000	17223040520000	17212110500000
17212110450000	17212110470000	17212110510000	17212110420000	17212110530000
17212110440000	17223040360000	17212111040000	17212140270000	17212140210000
17212140180000	17212140240000	17223040440000	17212113270000	17212113400000
17212113390000	17223040430000	17223040420000	17223040480000	17212113330000

17212113340000 17212110710000 17212110770000 17212110780000 17212110720000
17223090740000 17223090850000 17223090880000

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.