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	17223090830000
Property address	1833 S PRAIRIE AVE
Township	South Chicago (76)
Assessor neighborhood	76011
Property class	295 Townhome, individually owned
Assessment stage	Mailed value for 2026

ASSESSED NOW

$145,999

14.8% of the current assessed value.

COMPARABLES IMPLY

$124,416

Estimated tax effect about $4,578 a year at a 7% composite rate.

REDUCTION REQUESTED

$21,583

SECTION 1

The argument in one paragraph

The Assessor values 77 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 $38.66 per square foot. This home is assessed at $45.37 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,218 square feet gives $124,416. 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	3,218 square feet
Land area	1,923 square feet
Year built	2003
Building type	3 Story +
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Slab
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$145,999
Assessed value per square foot	$45.37

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	800
2	Building area within 15% of this home	114
3	Built within 15 years of this home	114
4	Same building type	106
5	Same construction quality grade	77

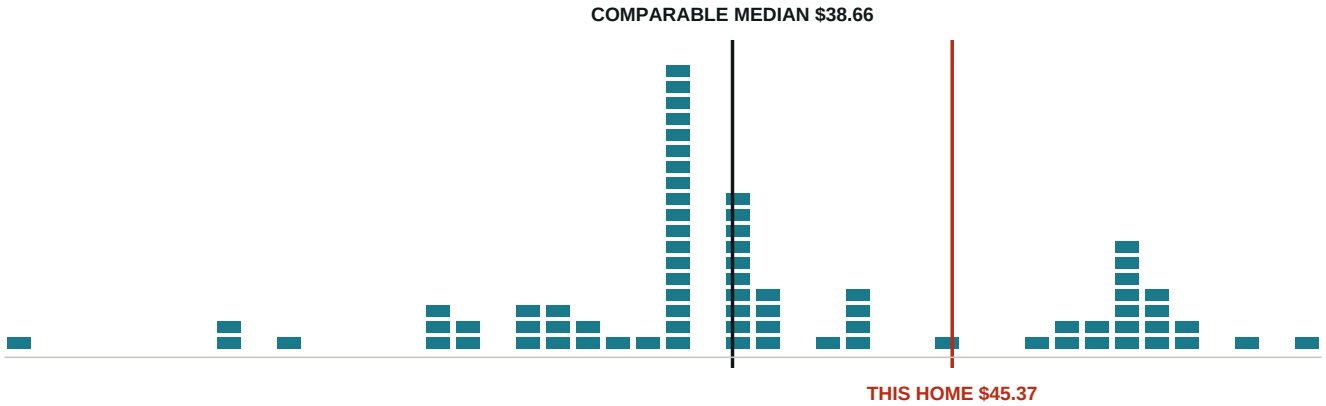
The comparable figure used is the median of all 77 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 77 properties 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	77
Lowest assessed	$16.44 per square foot
25th percentile	$36.63 per square foot
Median	$38.66 per square foot
75th percentile	$47.77 per square foot
Highest assessed	$56.64 per square foot
This home	$45.37 per square foot
Position	assessed above 57 of the 77 comparable properties, the 74th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 77 comparables	$38.66
Building area of this home	3,218 sq ft
Median multiplied by building area	**$124,416**
Current total assessed value	$145,999
Difference, the reduction requested	**$21,583**

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 $21,583 in assessed value is worth roughly $4,578 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

77 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 77 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
17223080680000	234 E CULLERTON ST	2,903	1999	3	3	$47,717	$16.44
17223090820000	1831 S PRAIRIE AVE	2,827	2003	3	2	$65,495	$23.17
17223090810000	1831 S PRAIRIE AVE	2,827	2003	3	2	$66,330	$23.46
17223080670000	234 E CULLERTON ST	2,903	1999	3	3	$72,357	$24.92
17223020750000	1730 S INDIANA AVE	2,866	2004	3	2	$86,584	$30.21
17223150310000	321 CULLERTON ST	2,861	2003	3	2	$92,209	$32.23
17223020760000	1732 S INDIANA AVE	2,866	2004	3	2	$95,000	$33.15
17223070830000	1810 S INDIANA AVE A	3,180	2003	4	4	$106,999	$33.65
17223070820000	1816 S INDIANA AVE A	3,180	2003	4	4	$107,000	$33.65
17212111830000	1357 S CLARK ST	2,812	1991	3	2	$96,753	$34.41
17212110280000	1444 S FEDERAL ST B	2,812	1992	3	2	$98,284	$34.95
17223080690000	1956 S PRAIRIE AVE	3,156	1999	3	3	$112,699	$35.71
17212111820000	1355 S CLARK ST	2,812	1991	3	2	$103,000	$36.63
17212110310000	1439 S CLARK ST	2,812	1990	3	2	$103,000	$36.63
17212110300000	1437 S CLARK ST	2,812	1990	3	2	$103,000	$36.63
17212110180000	1445 S CLARK ST	2,812	1990	3	2	$103,000	$36.63
17212110430000	1426 S FEDERAL ST B	2,812	1990	3	2	$103,000	$36.63
17212110490000	1416 S FEDERAL ST E	2,812	1990	3	2	$103,000	$36.63
17212110570000	1402 S FEDERAL ST	2,812	1992	3	2	$103,000	$36.63
17212111750000	1354 S FEDERAL ST	2,812	1991	3	2	$103,000	$36.63
17212110290000	1444 S FEDERAL ST A	2,812	1990	3	2	$103,000	$36.63
17212111690000	1403 S CLARK ST	2,812	1991	3	2	$103,000	$36.63
17212110190000	1443 S CLARK ST	2,812	1990	3	2	$103,000	$36.63
17212110370000	1438 S FEDERAL ST	2,812	1990	3	2	$103,000	$36.63
17212110360000	1436 S FEDERAL ST	2,812	1990	3	2	$103,000	$36.63
17212110580000	1400 S FEDERAL ST	2,812	1990	3	2	$103,000	$36.63
17212111680000	1401 S CLARK ST	2,812	1991	3	2	$103,000	$36.63
17212110460000	1426 S FEDERAL ST E	2,812	1990	3	2	$103,000	$36.63
17223080900000	1922 S PRAIRIE AVE	3,156	1999	3	3	$116,997	$37.07
17223020830000	1746 S INDIANA AVE	3,440	2004	4	3	$132,999	$38.66
17223020670000	1714 S INDIANA AVE	3,440	2004	4	3	$132,999	$38.66
17223020680000	1716 S INDIANA AVE	3,440	2004	4	3	$133,000	$38.66
17223020840000	132 E 18TH ST	3,440	2005	4	3	$133,000	$38.66
17223020600000	1700 S INDIANA AVE	3,440	2004	4	3	$133,000	$38.66
17223080720000	1952 S PRAIRIE AVE	2,903	1999	3	3	$113,000	$38.93
17223080880000	1924 S PRAIRIE AVE	2,903	1999	3	3	$113,000	$38.93
17223080930000	1918 S PRAIRIE AVE	2,903	1999	3	3	$113,000	$38.93
17223080710000	1954 S PRAIRIE AVE	3,156	1999	3	3	$123,000	$38.97
17223080920000	1920 S PRAIRIE AVE	3,156	1999	3	3	$123,000	$38.97
17223091260000	1834 S CALUMET AVE	3,138	2014	3	3	$124,500	$39.67

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17223091230000	1834 S CALUMET AVE	3,138	2014	3	3	$124,501	$39.68
17223091240000	1834 S CALUMET AVE	3,138	2014	3	3	$124,501	$39.68
17223091250000	1834 S CALUMET AVE	3,138	2014	3	3	$124,501	$39.68
17223091400000	310 E CULLERTON ST	2,896	2017	4	3	$120,000	$41.44
17223091310000	1929 S PRAIRIE AVE	3,126	2018	4	3	$140,747	$45.02
17223090830000	**1833 S PRAIRIE AVE**	**3,218**	**2003**	**4**	**2**	**$145,999**	**$45.37**
17223091410000	312 E CULLERTON ST	2,931	2017	4	3	$140,000	$47.77
17223090900000	1847 S PRAIRIE AVE	3,067	2004	4	2	$150,000	$48.91
17223090720000	1815 S PRAIRIE AVE	3,205	2003	3	2	$157,000	$48.99
17223090890000		2,967	2003	4	2	$147,000	$49.54
17223090790000		3,264	2003	4	2	$162,374	$49.75
17223090840000		2,999	2003	4	2	$151,152	$50.40
17223090860000		3,320	2003	4	2	$168,000	$50.60
17223090910000		3,320	2003	4	2	$168,000	$50.60
17223090800000		3,310	2003	4	2	$167,999	$50.75
17223090750000		2,967	2003	4	2	$151,008	$50.90
17223090760000		3,079	2003	4	2	$156,759	$50.91
17223090870000		3,235	2003	4	2	$164,999	$51.00
17223091360000		3,027	2017	4	3	$155,000	$51.21
17223091390000		2,838	2017	4	3	$150,000	$52.85
17223091380000		2,838	2018	4	3	$150,000	$52.85

Median of all 77 comparables: $38.66 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 77 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.

17223080680000	17223090820000	17223090810000	17223080670000	17223020720000
17223020880000	17223020800000	17223020750000	17223100270000	17223100260000
17223100340000	17223150310000	17223020760000	17223070830000	17223070820000
17223150320000	17212111830000	17212110280000	17223080690000	17212111820000
17212110310000	17212110300000	17212110180000	17212110430000	17212110490000
17212110570000	17212111750000	17212110290000	17212111690000	17212110190000
17212110370000	17212110360000	17212110580000	17212111680000	17212110460000
17212111740000	17223080900000	17223020830000	17223020670000	17223020680000
17223020840000	17223020600000	17223080720000	17223080880000	17223080930000
17223080710000	17223080920000	17223091260000	17223091230000	17223091240000
17223091250000	17223091400000	17212110710000	17212110770000	17212110780000
17212110720000	17223091310000	17223091410000	17223090900000	17223090720000
17223090890000	17223090790000	17223090840000	17223090860000	17223090910000
17223090800000	17223090750000	17223090760000	17223090870000	17223091440000
17223091450000	17223091430000	17223091360000	17223091390000	17223091380000
17223091330000	17223091320000			

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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