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	17312210310000
Property address	1730 W 34TH ST
Township	South Chicago (76)
Assessor neighborhood	76060
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$22,000

29.4% of the current assessed value.

COMPARABLES IMPLY

$15,528

Estimated tax effect about $1,373 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,472

SECTION 1

The argument in one paragraph

The Assessor values 27 other properties in assessor neighborhood 76060 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 $12.69 per square foot. This home is assessed at $17.97 per square foot, which is 42% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,224 square feet gives $15,528. 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	3,024 square feet
Year built	1891
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$22,000
Assessed value per square foot	$17.97

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	156
2	Building area within 15% of this home	31
3	Built within 15 years of this home	28
4	Same building type	28
5	Same construction quality grade	27

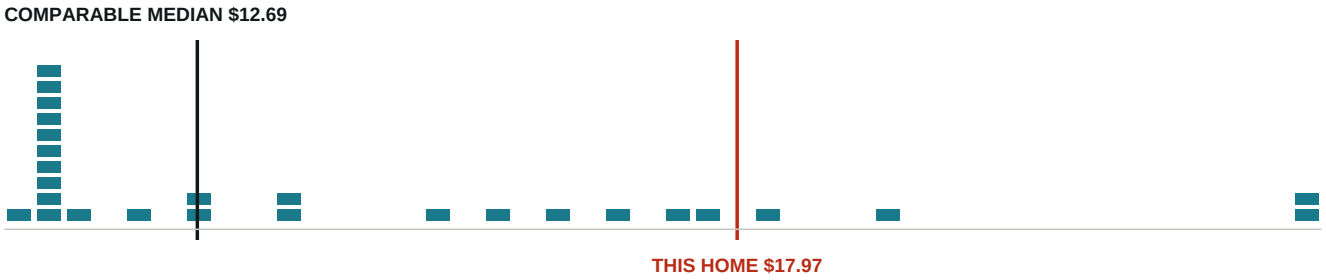
The comparable figure used is the median of all 27 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 27 properties 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	27
Lowest assessed	$10.80 per square foot
25th percentile	$11.36 per square foot
Median	$12.69 per square foot
75th percentile	$16.62 per square foot
Highest assessed	$23.70 per square foot
This home	$17.97 per square foot
Position	assessed above 23 of the 27 comparable properties, the 85th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 27 comparables	$12.69
Building area of this home	1,224 sq ft
Median multiplied by building area	**$15,528**
Current total assessed value	$22,000
Difference, the reduction requested	**$6,472**

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 $6,472 in assessed value is worth roughly $1,373 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 27 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
16364120280000	3657 S ROCKWELL ST	1,204	1900	3	1	$13,000	$10.80
16363070140000	2937 W 36TH ST	1,344	1888	3	1	$15,000	$11.16
16354120200000	3407 W 38TH PL	1,232	1887	3	1	$14,000	$11.36
16363040100000	3523 S MOZART ST	1,320	1903	4	1	$15,000	$11.36
16363040050000	3511 S MOZART ST	1,320	1903	4	1	$15,000	$11.36
16363040090000	3521 S MOZART ST	1,320	1903	4	1	$15,000	$11.36
16363040150000	3533 S MOZART ST	1,320	1906	4	1	$15,000	$11.36
16363040190000	3545 S MOZART ST	1,320	1903	4	1	$15,000	$11.36
16363040070000	3515 S MOZART ST HSE	1,320	1903	3	1	$15,000	$11.36
16363040030000	3505 S MOZART ST	1,320	1903	4	1	$15,000	$11.36
16364090110000	2643 W 36TH ST	1,407	1888	3	2	$16,001	$11.37
16363040160000	3537 S MOZART ST	1,392	1903	3	1	$16,000	$11.49
16363040020000	3503 S MOZART ST	1,320	1903	3	1	$16,000	$12.12
16364230290000	2718 W PERSHING RD	1,340	1888	3	1	$17,000	$12.69
16363060160000	3031 W 36TH ST	1,297	1888	3	1	$16,628	$12.82
17311120450000	3346 S LEAVITT ST	1,280	1890	2	1	$17,454	$13.64
17313110260000	3628 W 37TH ST	1,392	1894	3	1	$19,000	$13.65
16363040390000	2824 W 36TH ST	1,386	1903	4	1	$21,001	$15.15
16363040130000	3529 S MOZART ST	1,386	1903	4	1	$21,490	$15.51
16363040260000	3514 S CALIFORNIA AVE	1,210	1903	4	1	$19,761	$16.33
17312240180000	1917 W 34TH PL	1,242	1888	3	2	$21,001	$16.91
17311120080000	3317 S BELL AVE	1,380	1888	2	1	$24,000	$17.39
17311040450000	3314 S OAKLEY AVE	1,352	1888	4	2	$24,000	$17.75
17312210310000	**1730 W 34TH ST**	**1,224**	**1891**	**3**	**2**	**$22,000**	**$17.97**
17311060130000	3261 S BELL AVE	1,200	1888	3	2	$22,000	$18.33
17313160120000	3629 S SEELEY AVE	1,124	1893	2	1	$22,001	$19.57
17311050080000	3251 S OAKLEY AVE	1,400	1888	3	2	$33,000	$23.57
17314170160000	3739 S WINCHESTER AVE	1,266	1883	3	2	$30,001	$23.70

Median of all 27 comparables: $12.69 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 76060, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 27 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.

16364120280000	16363070140000	16354120200000	16363040100000	16363040050000
16363040090000	16363040150000	16363040190000	16363040070000	16363040030000
16364090110000	16363040160000	16363040020000	16364230290000	16363060160000
17311120450000	17313110260000	16363040390000	16363040130000	16363040260000
17312240180000	17311120080000	17311040450000	17311060130000	17313160120000
17311050080000	17314170160000			

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.