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	17312220200000
Property address	1632 W 34TH ST
Township	South Chicago (76)
Assessor neighborhood	76060
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$26,000

19.4% of the current assessed value.

COMPARABLES IMPLY

$20,952

Estimated tax effect about $1,071 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,048

SECTION 1

The argument in one paragraph

The Assessor values 306 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 $18.32 per square foot. This home is assessed at $22.73 per square foot, which is 24% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,144 square feet gives $20,952. 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	1,144 square feet
Land area	3,048 square feet
Year built	1898
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$26,000
Assessed value per square foot	$22.73

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	1,408
2	Building area within 15% of this home	1,101
3	Built within 15 years of this home	385
4	Same building type	306
5	Same construction quality grade	306

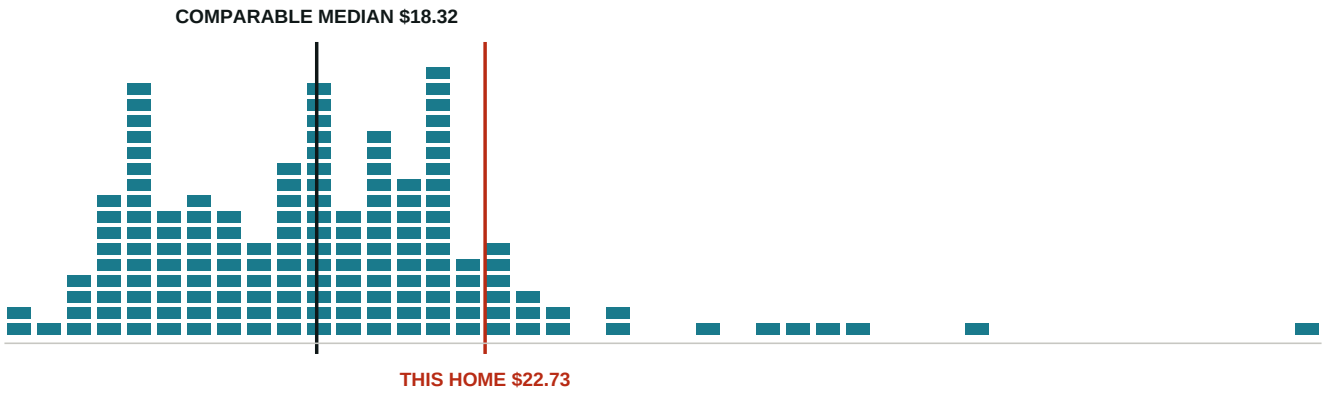
The comparable figure used is the median of all 306 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 306 properties 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	306
Lowest assessed	$10.13 per square foot
25th percentile	$14.88 per square foot
Median	$18.32 per square foot
75th percentile	$21.00 per square foot
Highest assessed	$44.64 per square foot
This home	$22.73 per square foot
Position	assessed above 275 of the 306 comparable properties, the 90th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 306 comparables	$18.32
Building area of this home	1,144 sq ft
Median multiplied by building area	**$20,952**
Current total assessed value	$26,000
Difference, the reduction requested	**$5,048**

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 $5,048 in assessed value is worth roughly $1,071 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

306 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 306 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
16364030290000	2624 W 36TH ST	1,179	1898	3	1	$12,200	$10.35
16364090150000	2635 W 36TH ST	1,134	1888	3	1	$13,000	$11.46
16363150180000	2916 W 38TH ST 1	1,116	1888	3	1	$14,000	$12.54
16363220190000	2909 W 38TH PL	1,180	1888	3	2	$15,223	$12.90
16363080230000	2844 W 36TH PL	1,160	1883	4	1	$15,000	$12.93
16364250040000	2551 W 38TH ST	1,150	1888	3	2	$15,000	$13.04
16364180370000	3740 S ROCKWELL ST	1,144	1888	3	1	$15,000	$13.11
16364170310000	2726 W 38TH ST	1,143	1888	3	1	$15,000	$13.12
16363150110000	2936 W 38TH ST	1,138	1888	3	1	$15,000	$13.18
16364120130000	3619 S ROCKWELL ST	1,113	1903	3	1	$14,696	$13.20
16363140030000	3731 S ALBANY AVE 1	1,129	1888	4	2	$15,000	$13.29
16363130190000	3119 W 37TH PL	1,120	1893	3	1	$15,000	$13.39
16354070200000	3509 W 38TH ST	1,120	1913	3	1	$15,000	$13.39
16364020080000	3553 S CALIFORNIA AVE	1,180	1888	3	1	$16,001	$13.56
16363140050000	3735 S ALBANY AVE HSE	1,134	1889	3	1	$15,620	$13.77
16364040160000		1,128	1898	3	2	$16,000	$14.18
16364070090000		1,173	1888	3	1	$17,000	$14.49
16364270320000		1,140	1889	3	2	$17,179	$15.07
16363020060000		1,120	1908	3	1	$17,000	$15.18
16363070200000		1,180	1898	3	1	$18,000	$15.25
17314140460000		1,178	1890	3	1	$18,547	$15.74
17314130380000		1,120	1888	3	1	$18,000	$16.07
16363080320000		1,110	1898	3	1	$18,001	$16.22
17314060190000		1,166	1888	3	1	$19,001	$16.30
17314270240000		1,180	1888	3	1	$20,000	$16.95
17313070180000		1,166	1888	3	1	$20,001	$17.15
17314130360000		1,160	1889	3	1	$20,000	$17.24
17311180280000		1,113	1893	3	1	$19,252	$17.30
17314080050000		1,176	1898	4	2	$20,590	$17.51
17312260170000		1,140	1888	3	1	$20,000	$17.54
17321110140000		1,134	1888	3	1	$20,000	$17.64
16364030060000		1,178	1887	3	2	$21,001	$17.83
17314210380000		1,120	1888	3	1	$20,000	$17.86
17314260360000		1,176	1893	5	2	$21,000	$17.86
17312220100000		1,173	1888	3	1	$21,000	$17.90
16362020130000		1,170	1888	3	1	$21,001	$17.95
17314120300000		1,113	1888	3	1	$20,000	$17.97
17314270260000		1,160	1888	4	2	$21,000	$18.10
17312120470000		1,155	1883	3	1	$21,001	$18.18
16364230120000		1,123	1895	3	1	$20,449	$18.21

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17312220270000		1,146	1886	3	1	$21,001	$18.33
16354130390000		1,140	1888	3	2	$21,000	$18.42
17312300260000		1,122	1883	3	1	$21,000	$18.72
17314010030000		1,122	1903	3	1	$21,020	$18.73
17314100170000		1,134	1884	3	1	$22,000	$19.40
17311140290000		1,176	1883	3	2	$23,000	$19.56
17321110090000		1,113	1888	3	1	$22,000	$19.77
17314110330000		1,161	1893	4	1	$23,000	$19.81
17311200230000		1,107	1888	3	1	$22,000	$19.87
17313160400000		1,155	1898	3	1	$23,001	$19.91
17312290260000		1,134	1888	3	1	$23,000	$20.28
17312220210000		1,134	1893	3	1	$23,000	$20.28
17314090260000		1,170	1891	2	1	$24,000	$20.51
17313070210000		1,116	1903	3	1	$23,001	$20.61
17314020280000		1,148	1893	3	1	$24,448	$21.30
17314020220000		1,113	1888	3	2	$24,000	$21.56
17312220200000	**1632 W 34TH ST**	**1,144**	**1898**	**3**	**1**	**$26,000**	**$22.73**
17312300110000		1,108	1888	3	2	$26,000	$23.47
17314080250000		1,179	1898	3	2	$28,000	$23.75
17314180210000		1,128	1888	3	1	$28,000	$24.82
16363080130000		1,109	1908	3	1	$34,001	$30.66

Median of all 306 comparables: $18.32 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 306 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.

16354080080000	16363140160000	16364030290000	16364090150000	16354130440000
16363150200000	16354080060000	16363130050000	16364040420000	16363180300000
17311120500000	16364260300000	16363200110000	16363150180000	16354120140000
16363140190000	16363130460000	16364000400000	16363220190000	16363080230000
16363150170000	16354080070000	16354120080000	16364250040000	16363020140000
16364180370000	16364170310000	16364020180000	16363150110000	16364120130000
16363140030000	16363160280000	16364250530000	16363130190000	16354070200000
16364180160000	16363070080000	16363220210000	16364040170000	16364070250000
16364020080000	16364180380000	16364170300000	16363180240000	16363170330000
16364070160000	16364010090000	16363140050000	16363020080000	16364180130000
16354080160000	16364070100000	16363130450000	16364010240000	16363230250000
16363140430000	16364170280000	16363180090000	16363170400000	16363130110000
16363140240000	16364090340000	16364250260000	16364040160000	16363160400000
16363180280000	16364070140000	16354140230000	16364070090000	16354130240000
16364030200000	16363230270000	16363210240000	16363130070000	16364020200000
16364180390000	16363180320000	16364220420000	16354100460000	16364120120000
16364270320000	16364230270000	16363060370000	16363230560000	17312220260000
16363020060000	16364120220000	16364080360000	16363070200000	16364030190000
17313040110000	17314150280000	16364080190000	16354120020000	17312120460000
17314140460000	16364220160000	17312300380000	17311120480000	17313070280000
17314130380000	17314010250000	17314090390000	16363080320000	17313070380000
17314060190000	17314040210000	17314270360000	17314270380000	16364260340000
17313070310000	17314140330000	17314070090000	17314150190000	17314270240000
16364120030000	17312220300000	17313070180000	17314100270000	17314130360000
17311180380000	17311180280000	17314270180000	17314080050000	17312260170000
17311160030000	17314210490000	17314030280000	17321110140000	17314060030000
16363190440000	17314200400000	16364030060000	17314260360000	17314210380000
17312240080000	17312240320000	17312220100000	16362020130000	17314120300000
17314080150000	16364270260000	17311070290000	17314100210000	17311060120000
17314050310000	17314270260000	17312120470000	16364230120000	17314100350000
17314070110000	17314300200000	17314030290000	17314120450000	17312220270000
17313050270000	17311060180000	17311190170000	17313150340000	17314120480000
16354130390000	17311040350000	17314030260000	17312180200000	17314180310000
17321130090000	17313160190000	17314050300000	17321110210000	17312300260000
17314080420000	17314010030000	17313110180000	16364000410000	17314120270000
17314100340000	17314190320000	17312240210000	17311120310000	17311060070000
16364170440000	17321130110000	17312220060000	17312240100000	17311140300000
17314100170000	17311140280000	17312180170000	17311140290000	17311110250000
17311150380000	17312300080000	17313070290000	17321110090000	17314030150000
17314110330000	17312190350000	17312160070000	17311200230000	17312160540000
17313160400000	16362020300000	17312250390000	17311110350000	17311040430000
17311190320000	17311120090000	17311060240000	17314080030000	17314110320000
17312260230000	17312290260000	17312220210000	17312240160000	17314090260000
17313070210000	17312280190000	17311150070000	17314180220000	17311200250000
17311110090000	17311040500000	17313140340000	17311140270000	17314110080000

17312170230000	17311120030000	17313070240000	17314270470000	17312230260000
17314080260000	17314010100000	17314110120000	17313160010000	17312250410000
17311140030000	17312250130000	17312250100000	17312270130000	17312300030000
17314020280000	17311130370000	17312290040000	17314080080000	17312250230000
17311190310000	17314020220000	17314120470000	17311110330000	17311150110000
17312240190000	17321110080000	17313130210000	17313160020000	17314170300000
17312230380000	17312210250000	17312250080000	17312270290000	17314150240000
17314100120000	17314120150000	17314090440000	17312250150000	17314110070000
17314000220000	17314010170000	17313150190000	17312260210000	17312120370000
17311120060000	17314170390000	17312160160000	17313160290000	17311180190000
17311120400000	17314100060000	17314030250000	17312290240000	17314270130000
17313160430000	17311120050000	17312230270000	17312230310000	17312230300000
17312300110000	17312180180000	17314080250000	17312270110000	17314000380000
17311150080000	17313070230000	17314020370000	17314180210000	17311080330000
17312270090000	17312230290000	17314270190000	17314130480000	17311070120000
17312260030000	16363080130000	17313150080000	16364170390000	17314130230000
17314110390000				

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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