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	17314200380000
Property address	3730 S HERMITAGE AVE
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	COMPARABLES IMPLY	REDUCTION REQUESTED
$24,111	**$20,152**	**$3,959**

16.4% of the current assessed value.
Estimated tax effect about $840 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 383 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 $18.94 per square foot. This home is assessed at $22.66 per square foot, which is 20% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,064 square feet gives $20,152. 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	1,064 square feet
Land area	3,000 square feet
Year built	1972
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$24,111
Assessed value per square foot	$22.66

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	973
3	Built within 15 years of this home	383
4	Same building type	383
5	Same construction quality grade	383

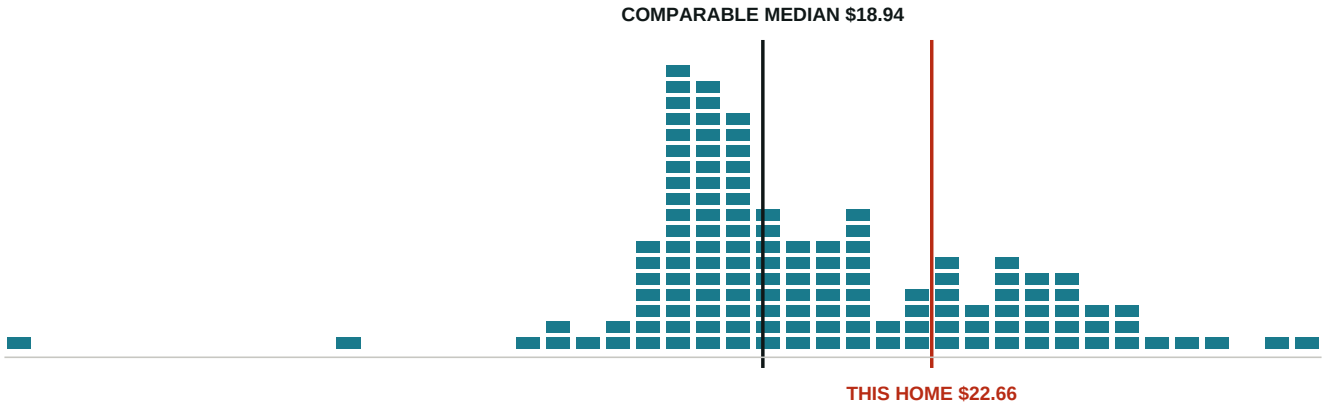
The comparable figure used is the median of all 383 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 383 properties 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	383
Lowest assessed	$2.23 per square foot
25th percentile	$17.59 per square foot
Median	$18.94 per square foot
75th percentile	$22.41 per square foot
Highest assessed	$31.25 per square foot
This home	$22.66 per square foot
Position	assessed above 289 of the 383 comparable properties, the 75th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 383 comparables	$18.94
Building area of this home	1,064 sq ft
Median multiplied by building area	**$20,152**
Current total assessed value	$24,111
Difference, the reduction requested	**$3,959**

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 $3,959 in assessed value is worth roughly $840 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

383 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 383 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
16363020190000	3500 S FRANCISCO AVE	1,060	1963	3	1	$17,874	$16.86
16354080040000	3451 W 38TH ST	1,064	1969	3	1	$18,000	$16.92
16354080050000	3449 W 38TH ST	1,064	1970	3	1	$18,000	$16.92
16354130360000	3330 W PERSHING RD	1,063	1965	3	1	$18,000	$16.93
16354080450000	3402 W 38TH PL	1,062	1968	3	1	$18,000	$16.95
16354040340000	3356 W 37TH PL	1,060	1966	2	1	$18,000	$16.98
16354070160000	3519 W 38TH ST	1,060	1966	3	1	$18,000	$16.98
16354050040000	3349 W 37TH PL	1,060	1966	2	1	$18,000	$16.98
16354070150000	3521 W 38TH ST	1,060	1965	3	1	$18,000	$16.98
16354070170000	3517 W 38TH ST	1,060	1966	3	1	$18,000	$16.98
16354110410000	3506 W PERSHING RD	1,060	1966	3	1	$18,000	$16.98
16363070420000	3612 S FRANCISCO AVE	1,060	1966	3	1	$18,001	$16.98
16363210290000	3026 W PERSHING RD	1,060	1959	3	1	$18,001	$16.98
16354050060000		1,060	1968	2	1	$18,458	$17.41
16354140100000		1,060	1967	3	1	$18,893	$17.82
16363020230000		1,060	1965	2	1	$19,000	$17.92
16364120110000		1,060	1961	3	1	$19,000	$17.92
16364040320000		1,060	1965	3	1	$19,000	$17.92
16363020240000		1,060	1965	2	1	$19,000	$17.92
16364040130000		1,060	1962	3	1	$19,000	$17.92
16363060380000		1,060	1968	3	1	$19,001	$17.93
16364180110000		1,060	1962	3	1	$19,001	$17.93
16363020220000		1,060	1965	3	1	$19,019	$17.94
16364060110000		1,060	1963	3	1	$19,112	$18.03
16364090270000		1,060	1963	3	1	$19,273	$18.18
16364090230000		1,060	1962	3	1	$19,305	$18.21
16364040330000		1,060	1965	3	1	$19,546	$18.44
16363020210000		1,060	1965	2	1	$20,000	$18.87
16364040290000		1,060	1964	3	1	$20,000	$18.87
16354040350000		1,060	1968	3	2	$20,000	$18.87
16363070370000		1,060	1965	3	1	$20,001	$18.87
16363070380000		1,060	1967	3	1	$20,670	$19.50
16364060100000		1,060	1965	3	1	$20,996	$19.81
16364090250000		1,060	1962	3	1	$21,000	$19.81
16364040340000		1,060	1964	3	1	$21,000	$19.81
16364090280000		1,060	1962	3	1	$21,000	$19.81
16364060050000		1,060	1963	3	1	$21,000	$19.81
16364040240000		1,060	1963	3	1	$21,000	$19.81
16363070390000		1,060	1965	3	1	$21,001	$19.81
16363070410000		1,060	1966	3	1	$21,001	$19.81

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
16354070240000		1,064	1974	1	2	$22,000	$20.68
16364060120000		1,060	1963	3	1	$22,000	$20.75
16364060130000		1,060	1963	3	1	$22,000	$20.75
16364090240000		1,060	1962	3	1	$22,000	$20.75
16364060020000		1,060	1963	3	1	$22,000	$20.75
16364060140000		1,060	1965	3	1	$22,000	$20.75
16364060090000		1,060	1963	3	1	$22,000	$20.75
16364060030000		1,060	1963	3	1	$22,000	$20.75
16364090260000		1,060	1962	3	1	$22,000	$20.75
16364090330000		1,060	1968	3	1	$22,000	$20.75
16354130260000		1,060	1966	3	1	$22,000	$20.75
16364090320000		1,060	1962	3	1	$22,000	$20.75
16364060040000		1,060	1963	3	1	$22,000	$20.75
16363070400000		1,060	1966	3	2	$22,001	$20.76
16364090290000		1,060	1962	3	1	$23,000	$21.70
17314200380000	**3730 S HERMITAGE AVE**	**1,064**	**1972**	**3**	**1**	**$24,111**	**$22.66**
16364060080000		1,060	1964	3	1	$25,000	$23.58
16364060060000		1,060	1963	3	1	$25,000	$23.58
17314280450000		1,066	1962	3	1	$26,001	$24.39
17314300290000		1,064	1976	3	1	$27,000	$25.38
17311180170000		1,064	1962	2	1	$28,000	$26.32

Median of all 383 comparables: $18.94 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 383 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.

16364120520000	17312140020000	16363190300000	16363180250000	16363190310000
16354130160000	16363140110000	16364120250000	16363140120000	16354030580000
16354120160000	16354140060000	16354050160000	16363200370000	16363190150000
16364040370000	16354100240000	16363140130000	16363160150000	16354120100000
16354050350000	16354050070000	16363060440000	16363160140000	16363140300000
16354110260000	16354080020000	16354110250000	16363200270000	16364200250000
16354110270000	16363080050000	16354030170000	16354080440000	16354090120000
16354120050000	16363020190000	16364120240000	16354050500000	16354080040000
16354080050000	16363210030000	16354130360000	16354080450000	16354040340000
16354070160000	16354050040000	16354070150000	16354070170000	16354110410000
16363070420000	16363210290000	16354030500000	16354030550000	16354030520000
16354030420000	16354030540000	16354030510000	16354030530000	16354030560000
16363080020000	16363080010000	16354080570000	16363080040000	16354140090000
16354140080000	16354120280000	16354130010000	16354140470000	16354120210000
16354050490000	16354070380000	16354050480000	16354080210000	16354080220000
16364000160000	16354130270000	16354110200000	16354110170000	16354050430000
16363080290000	16363080060000	16363080280000	16354050420000	16354130090000
16354030490000	16354050060000	16354120220000	16363080480000	16354140530000
16354140520000	16363060390000	16364040300000	16354140070000	16364040430000
16354140050000	16363210400000	16363190100000	16363190110000	16363170140000
16363190160000	16354090480000	16354110060000	16354080430000	16354110040000
16354110100000	16354110320000	16354110050000	16354110080000	16354110310000
16354110030000	16354110090000	16354040270000	16363140480000	16364120150000
16354140100000	16363200070000	16354130250000	16364230330000	16354140190000
16364120090000	16364120060000	16354050050000	16363020230000	16364120110000
16364040320000	16363020240000	16364040130000	16363060380000	16364180110000
16363160160000	16354050460000	16363020220000	16354080420000	16364120550000
16364060110000	16354080580000	16363170230000	16354140460000	16354140450000
16364090270000	16354140500000	16364120470000	16364090230000	16364000140000
16363230520000	16364120180000	16354130120000	16354130340000	16354110430000
16354120270000	16354120150000	16354120380000	16354040360000	16354110420000
16354120040000	16363140290000	16363140100000	16363170130000	16363170200000
16363210040000	16363210270000	16363140140000	16363170150000	16363210250000
16364030100000	16364090050000	16363140150000	16363170120000	16363170190000
16363180310000	16364120140000	16363210450000	16364170470000	16364040330000
16354080010000	16363200280000	16364000230000	16364120500000	16364000240000
16364190140000	16364120590000	16363160170000	16354080500000	16364120080000
16363020210000	16364120100000	16364040290000	16354040350000	16364120070000
16363070370000	16354030570000	16363080490000	16354080490000	16354080560000
16354080540000	16354080510000	16363230540000	16354130080000	16364040460000
16364120170000	16364000130000	16354090330000	16364000180000	16354050450000
16354080520000	16354090110000	16364020140000	16363070380000	16364020150000
16354030610000	16364020130000	16354110070000	16354080390000	16364060100000
16364090250000	16364040340000	16364090280000	16364060050000	16364040240000
16363070390000	16363070410000	16354080470000	16354080480000	16354080530000

16354080550000	16364200260000	16364120560000	16363220230000	16354090450000
16354110160000	16364000150000	16364020160000	16354110210000	16364000170000
16363220240000	16363070010000	16363070030000	16363130440000	16364220410000
16363070020000	16354130300000	16363190140000	16364220310000	17313040120000
16354110020000	16363210440000	16354070240000	16364060120000	16364060130000
16364090240000	16364060020000	16364060140000	16364060090000	16364060030000
16364090260000	16364090330000	16354130260000	16364090320000	16364060040000
16363070400000	16363140530000	16364130260000	16363140370000	16354140510000
16354140180000	17314070080000	16364020100000	16364020120000	16354050410000
16364270280000	16364170460000	17311210350000	17312220050000	16364000320000
16364090290000	16364130300000	17312220040000	16354090370000	17314070060000
16364120530000	16364270270000	17311210180000	16364120570000	16364120160000
17312170140000	17312140420000	16364130280000	17313040130000	17311180300000
17312210270000	17314180460000	17312210280000	16364120480000	16364120490000
16364120540000	17314250410000	17311050220000	17311040090000	16364020110000
17311130160000	17313150260000	16364030090000	17314300170000	17311130200000
17312210300000	16364060080000	16364060060000	17313080310000	17312140110000
17311060360000	17312240020000	17311160050000	17313080280000	17314160390000
17314120180000	17311190190000	17311130130000	17311190180000	17311150410000
17312170120000	17312170150000	17312170130000	17312140010000	17312250200000
17311060370000	17314280450000	17312230370000	17312140120000	17313080300000
17312240010000	17312250110000	17313080290000	17314050220000	17314050240000
17314250380000	17314200390000	17312280450000	17314300360000	16354090360000
17312180160000	17314180450000	17311200390000	17313000100000	17311130150000
16354030600000	17312280490000	17314300290000	17312140100000	17312280470000
17314280190000	17312280570000	17312250210000	17312270320000	17312280460000
17314160370000	17314180160000	17312230360000	17311130100000	17312180210000
17312250190000	16364130320000	17312210330000	17311060350000	17311180170000
17312280560000	16364120510000	17314240430000	17314120170000	17311130120000
17311130110000	17311130140000	17314250370000	17312290220000	17311200130000
17311200400000	17312180320000	17311200050000	17312180220000	17314160380000
17311130090000	17312280500000	17312120530000		

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.