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	17314280160000
Property address	3829 S WOOD 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

$50,058

21.9% of the current assessed value.
Estimated tax effect about $2,322 a year at a 7% composite rate.

COMPARABLES IMPLY

$39,111

REDUCTION REQUESTED

$10,947

SECTION 1

The argument in one paragraph

The Assessor values 75 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 $31.62 per square foot. This home is assessed at $40.47 per square foot, which is 28% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,237 square feet gives $39,111. 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	1,237 square feet
Land area	3,375 square feet
Year built	2024
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$50,058
Assessed value per square foot	$40.47

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	892
3	Built within 15 years of this home	75
4	Same building type	75
5	Same construction quality grade	75

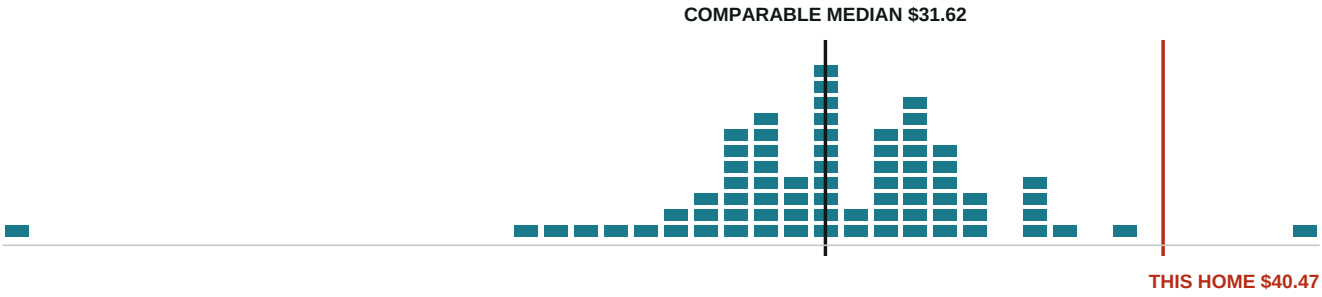
The comparable figure used is the median of all 75 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 75 properties 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	75
Lowest assessed	$10.05 per square foot
25th percentile	$29.83 per square foot
Median	$31.62 per square foot
75th percentile	$33.82 per square foot
Highest assessed	$44.57 per square foot
This home	$40.47 per square foot
Position	assessed above 74 of the 75 comparable properties, the 99th percentile



$10.05 per sq ft — 75 comparable properties by assessed value per square foot, one mark is one property — $44.57 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 75 comparables	$31.62
Building area of this home	1,237 sq ft
Median multiplied by building area	**$39,111**
Current total assessed value	$50,058
Difference, the reduction requested	**$10,947**

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 $10,947 in assessed value is worth roughly $2,322 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

75 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 75 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
16354130180000	3317 W 38TH PL	1,258	2010	4	2	$30,430	$24.19
16364120020000	2557 W 36TH ST	1,340	2019	3	2	$34,088	$25.44
16364030070000	3549 S WASHTENAW AVE	1,178	2009	3	1	$30,397	$25.80
16363080530000	2833 W 36TH ST	1,184	2009	3	2	$32,093	$27.11
16364120010000	2559 W 36TH ST	1,340	2018	3	2	$37,103	$27.69
16363180290000	2936 W 38TH PL	1,300	2021	3	3	$36,351	$27.96
16364290050000	3613 S ARTESIAN AVE	1,360	2016	5	3	$38,240	$28.12
16364090100000	3625 S WASHTENAW AVE	1,260	2011	3	2	$36,061	$28.62
16364290100000	3625 S ARTESIAN AVE	1,360	2014	5	3	$39,154	$28.79
17311070440000	3207 S LEAVITT ST	1,340	2012	3	2	$39,038	$29.13
16363150130000	2930 W 38TH ST	1,340	2018	5	3	$39,101	$29.18
16364090380000	3608 S ROCKWELL ST	1,240	2012	3	2	$36,411	$29.36
16354090350000	3332 W 38TH PL	1,293	2021	3	1	$38,000	$29.39
16364230360000	3846 S WASHTENAW AVE	1,313	2014	3	3	$38,628	$29.42
16364230380000	3852 S WASHTENAW AVE	1,159	2015	3	3	$34,197	$29.51
17313000310000	2300 W 35TH PL	1,235	2011	3	3	$36,495	$29.55
16364190230000	2552 W 38TH ST	1,144	2011	3	2	$34,108	$29.81
16363070180000	2927 W 36TH ST	1,240	2011	3	2	$37,001	$29.84
16363070190000	2925 W 36TH ST	1,240	2012	2	2	$37,001	$29.84
16362020380000	3256 S WESTERN AVE	1,326	2015	3	3	$39,670	$29.92
16363200100000	3133 W 38TH PL	1,340	2019	5	3	$40,884	$30.51
17311150340000	3320 S SEELEY AVE	1,140	2015	3	2	$34,899	$30.61
17314100130000	3631 S WOLCOTT AVE	1,213	2011	3	1	$37,539	$30.95
17314130070000	3619 S HERMITAGE AVE	1,340	2011	4	3	$41,782	$31.18
17314100010000	3601 S WOLCOTT AVE	1,240	2009	3	1	$38,750	$31.25
16362020470000	3315 S ARTESIAN AVE	1,340	2014	3	3	$41,968	$31.32
16354120010000	3459 W 38TH PL	1,340	2020	3	3	$42,000	$31.34
17313070190000	3529 S SEELEY AVE	1,242	2014	3	2	$39,001	$31.40
17311040120000	3309 S CLAREMONT AVE	1,152	2013	3	2	$36,288	$31.50
17311050170000	3238 S BELL AVE	1,300	2012	3	2	$41,000	$31.54
16364290160000	3639 S ARTESIAN AVE	1,360	2017	5	3	$42,975	$31.60
16364290150000	3637 S ARTESIAN AVE	1,360	2018	3	2	$43,000	$31.62
16364090090000	3623 S WASHTENAW AVE	1,228	2011	3	2	$39,001	$31.76
17313160160000	3639 S SEELEY AVE	1,302	2016	3	2	$41,405	$31.80
17314010070000	3529 S WINCHESTER AVE	1,260	2013	3	3	$40,230	$31.93
16364040450000	3552 S MAPLEWOOD AVE	1,294	2023	4	2	$42,000	$32.46
17314050250000	3518 S PAULINA ST	1,220	2010	3	2	$40,082	$32.85
16362020440000	3307 S ARTESIAN AVE	1,340	2016	3	3	$44,104	$32.91
17311150060000	3313 S HOYNE AVE	1,235	2011	2	2	$40,756	$33.00
16362020450000	3309 S ARTESIAN AVE	1,340	2016	3	3	$44,747	$33.39

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17311070430000	3201 S LEAVITT ST	1,340	2012	3	2	$45,000	$33.58
17314060110000	3517 S PAULINA ST	1,300	2021	4	2	$43,708	$33.62
17311140450000	3346 S HOYNE AVE	1,140	2013	4	2	$38,416	$33.70
17312300120000	3431 S MARSHFIELD AVE	1,240	2010	3	2	$42,000	$33.87
16364190220000	2550 W 38TH ST	1,144	2011	3	2	$39,000	$34.09
16362020390000	3258 S WESTERN AVE	1,326	2016	3	3	$45,759	$34.51
17311070450000		1,200	2010	3	2	$42,001	$35.00
16362020420000		1,340	2014	3	3	$47,000	$35.07
16362020460000		1,340	2015	3	3	$47,000	$35.07
16362020430000		1,340	2014	3	3	$47,001	$35.08
16362020400000		1,326	2015	3	3	$46,878	$35.35
17314130330000		1,300	2017	3	2	$46,142	$35.49
17312260220000		1,247	2016	3	1	$44,377	$35.59
17311140050000		1,140	2014	3	2	$42,000	$36.84
17312120500000		1,308	2012	5	3	$48,223	$36.87
17314010060000		1,260	2012	3	3	$47,001	$37.30
17314180170000		1,200	2014	3	2	$45,000	$37.50
17312220170000		1,236	2012	3	2	$47,000	$38.03
17311150310000		1,164	2013	3	3	$46,000	$39.52
17314280160000	**3829 S WOOD ST**	**1,237**	**2024**	**3**	**2**	**$50,058**	**$40.47**
17314250460000		1,178	2024	4	3	$52,500	$44.57

Median of all 75 comparables: $31.62 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 75 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.

17312170110000	16354050440000	16354130180000	16364120020000	16364030070000
16363080530000	16364120010000	16363180290000	16364290050000	16364090100000
16364290100000	17311070440000	16363150130000	16364090380000	16354090350000
16364230360000	16364230380000	17313000310000	16364190230000	16363070180000
16363070190000	16364040310000	16362020380000	17311130400000	16363160270000
16363160260000	16363200100000	17311150340000	17314100130000	17314130070000
17314100010000	16362020470000	16354120010000	17313070190000	17311040120000
17311050170000	16364290160000	16364290150000	16364090090000	17313160160000
17314010070000	16364040450000	16364290110000	17314050250000	16362020440000
17311150060000	16364290130000	16364290120000	16362020450000	17311070430000
17314060110000	17311140450000	16364290170000	16364290080000	16364290060000
16364290070000	16364290090000	17312300120000	16364190220000	16362020390000
16364290140000	17311070450000	16362020420000	16362020460000	16362020430000
16362020400000	17314130330000	17312260220000	17311140050000	17312120500000
17314010060000	17314180170000	17312220170000	17311150310000	17314250460000

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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