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	17314290600000
Property address	3835 S HERMITAGE AVE
Township	South Chicago (76)
Assessor neighborhood	76060
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$63,001	**$54,485**	**$8,516**

13.5% of the current assessed value.
Estimated tax effect about $1,806 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 126 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 $24.88 per square foot. This home is assessed at $28.77 per square foot, which is 16% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,190 square feet gives $54,485. 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	2,190 square feet
Land area	3,595 square feet
Year built	2014
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	10
Bedrooms	4
Full bathrooms	3
Half bathrooms	1

Total assessed value	$63,001
Assessed value per square foot	$28.77

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	169
2	Building area within 15% of this home	130
3	Built within 15 years of this home	128
4	Same building type	127
5	Same construction quality grade	126

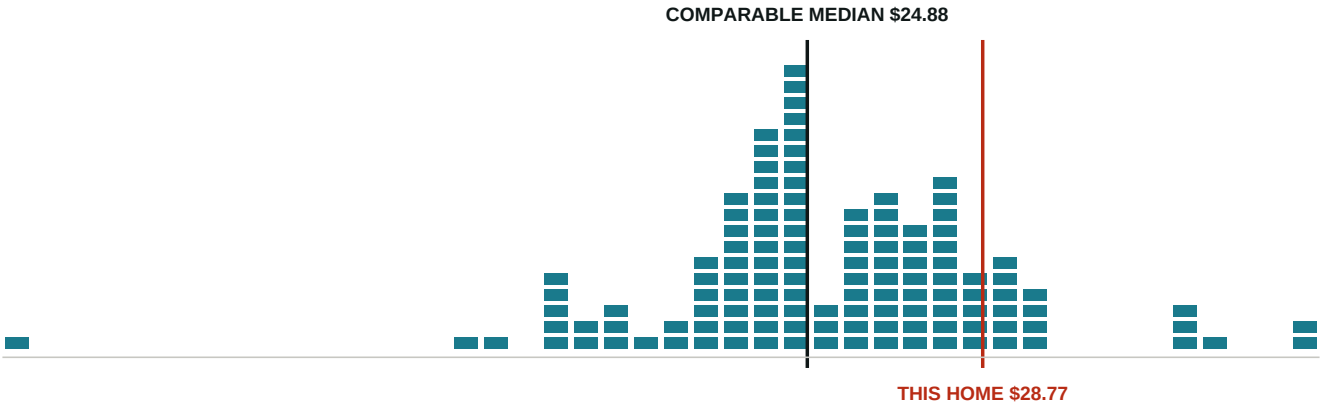
The comparable figure used is the median of all 126 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 126 properties 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	126
Lowest assessed	$7.04 per square foot
25th percentile	$23.62 per square foot
Median	$24.88 per square foot
75th percentile	$27.67 per square foot
Highest assessed	$36.24 per square foot
This home	$28.77 per square foot
Position	assessed above 110 of the 126 comparable properties, the 87th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 126 comparables	$24.88
Building area of this home	2,190 sq ft
Median multiplied by building area	**$54,485**
Current total assessed value	$63,001
Difference, the reduction requested	**$8,516**

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 $8,516 in assessed value is worth roughly $1,806 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

126 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 126 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
16354070230000	3501 W 38TH ST	2,200	2004	3	2	$38,000	$17.27
16364190200000	2544 W 38TH ST	2,218	2008	3	2	$43,000	$19.39
16364190210000	2546 W 38TH ST	2,218	2008	3	2	$43,000	$19.39
16354140130000	3225 W 38TH PL	2,227	2025	4	2	$45,000	$20.21
17314290190000	3814 S PAULINA ST	2,168	2004	3	2	$47,436	$21.88
17314290100000	3807 S HERMITAGE AVE	2,168	2004	3	2	$49,000	$22.60
17311080460000	3211 S HAMILTON AVE	2,232	2003	4	3	$50,600	$22.67
17312130240000	1646 W 32ND ST	2,192	2006	3	2	$49,805	$22.72
17311130210000	3351 S LEAVITT ST	2,178	2005	4	2	$50,001	$22.96
16364140660000	3624 S ARTESIAN AVE	2,120	2022	5	3	$48,728	$22.98
17314290230000	3826 S PAULINA ST	2,192	2005	3	2	$50,677	$23.12
17314290210000	3820 S PAULINA ST	2,168	2004	3	2	$50,437	$23.26
17314050370000	3548 S PAULINA ST	2,200	2017	5	3	$51,609	$23.46
17314290150000	3804 S PAULINA ST	2,204	2004	3	2	$52,000	$23.59
17314290180000	3812 S PAULINA ST	2,192	2004	3	2	$51,766	$23.62
17312270150000	3437 S WOOD ST	2,200	2005	4	2	$52,000	$23.64
17314290200000	3818 S PAULINA ST	2,192	2005	3	2	$52,000	$23.72
17314290170000	3810 S PAULINA ST	2,192	2004	3	2	$52,000	$23.72
17321110280000	3306 S JUSTINE ST	2,176	2006	4	3	$52,000	$23.90
16362040280000	2414 W 35TH ST	2,228	2018	3	3	$54,001	$24.24
17321110270000	3304 S JUSTINE ST	2,176	2006	4	3	$53,000	$24.36
16364140610000	3636 S ARTESIAN AVE	2,120	2022	5	3	$51,742	$24.41
17314290160000	3806 S PAULINA ST	2,192	2006	3	3	$53,586	$24.45
17314290220000	3822 S PAULINA ST	2,168	2004	3	2	$53,000	$24.45
17314290120000	3801 S HERMITAGE AVE	2,168	2004	3	2	$53,000	$24.45
17312210460000	1735 W 33RD PL	2,248	2004	4	2	$55,000	$24.47
16364140550000	2437 W 36TH ST	2,162	2014	3	3	$53,000	$24.51
16364140560000	2433 W 36TH ST	2,162	2014	3	3	$53,000	$24.51
16364140530000	2443 W 36TH ST	2,162	2014	3	3	$53,001	$24.51
17312140190000	1619 W 32ND ST	2,176	2015	3	2	$53,379	$24.53
17314290090000	3809 S HERMITAGE AVE	2,192	2004	3	2	$54,000	$24.64
17314290070000		2,168	2005	3	2	$54,000	$24.91
16364140540000		2,162	2014	3	3	$54,001	$24.98
16364140590000		2,120	2022	5	3	$53,754	$25.36
16364140620000		2,120	2022	5	3	$55,000	$25.94
16364140650000		2,120	2018	5	3	$55,000	$25.94
16364140670000		2,120	2018	5	3	$55,000	$25.94
17314290660000		2,234	2014	4	2	$59,000	$26.41
17314290630000		2,195	2014	3	3	$58,826	$26.80
17314290670000		2,234	2015	4	2	$60,000	$26.86

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17314290650000		2,222	2014	4	3	$61,000	$27.45
17314290640000		2,190	2016	3	3	$60,408	$27.58
17314020100000		2,256	2024	5	3	$62,500	$27.70
17314290530000		2,234	2014	4	2	$62,000	$27.75
17311160390000		2,196	2025	4	3	$61,928	$28.20
17311160380000		2,196	2025	4	3	$61,928	$28.20
17311160020000		2,196	2024	4	3	$61,928	$28.20
17314290620000		2,190	2014	3	3	$62,000	$28.31
17312280020000		2,200	2019	4	3	$63,000	$28.64
17314290600000	**3835 S HERMITAGE AVE**	**2,190**	**2014**	**4**	**3**	**$63,001**	**$28.77**
16364090180000		2,133	2024	4	3	$62,001	$29.07
17314290580000		2,190	2015	3	3	$64,000	$29.22
17314290590000		2,190	2015	3	3	$64,000	$29.22
17311080250000		2,208	2025	4	3	$65,000	$29.44
16364030300000		2,204	2026	4	3	$65,000	$29.49
17311080260000		2,184	2024	4	3	$65,000	$29.76
17314270010000		2,200	2021	4	3	$66,000	$30.00
17311120430000		2,219	2023	4	3	$67,000	$30.19
17311080080000		2,208	2026	4	3	$75,000	$33.97
17312300100000		2,208	2026	4	3	$79,000	$35.78
17311120290000		2,125	2024	4	3	$77,000	$36.24

Median of all 126 comparables: $24.88 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 126 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.

16354110300000	16354070230000	16364090130000	17314200460000	16364030040000
16364190200000	16364190210000	16362030270000	16362040030000	16354140130000
16364290020000	16363230330000	16362020080000	17314060090000	17314290190000
17314090290000	17314290100000	17311080460000	17312190170000	17312130240000
17311130210000	17312120520000	16364140660000	17312220160000	17314290230000
17314290210000	17314050370000	17312130190000	16364290040000	16364290030000
17314290150000	17314290180000	17312270150000	17314290200000	17314290170000
17321110280000	17311080170000	16364290010000	17311040620000	17312130200000
16362020090000	17312120630000	17314270170000	16362040280000	17314290560000
17314290540000	17314290550000	17321110270000	16364180340000	16364140610000
17314290160000	17314290220000	17314290120000	17312210460000	16364140550000
16364140560000	16364140530000	17312140190000	17314290090000	17312120640000
17314250030000	17312260250000	17312260260000	17314290070000	16364140540000
17314120320000	16364140590000	17311180340000	16364140620000	16364140650000
16364140670000	16364140640000	16364140630000	16364140600000	16364140680000
17314200160000	17311160290000	17314290660000	16364140700000	17311070520000
16354120470000	17312210350000	17314290630000	17314290670000	16364140580000
16364140690000	17312280040000	17314150120000	17314150130000	16364140570000
17311070530000	17314220220000	17314290650000	17314290640000	17314020100000
17314130450000	17314290530000	17311160270000	17311070540000	17311160150000
17311160390000	17311160380000	17311160020000	17314150110000	17311160280000
17314290620000	17311070550000	17314300240000	17312280020000	17321130060000
16364090180000	17313160460000	17314290580000	17314290590000	17311080250000
16364030300000	17311080260000	17314270010000	16364140710000	17311120430000
17312130330000	17312130340000	17312130350000	17311080080000	17312300100000
17311120290000				

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.