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	17322170890000
Property address	3356 S CARPENTER ST
Township	South Chicago (76)
Assessor neighborhood	76050
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$29,000

15.7% of the current assessed value.

COMPARABLES IMPLY

$24,450

REDUCTION REQUESTED

$4,550

Estimated tax effect about $965 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 184 other properties in assessor neighborhood 76050 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 $27.17 per square foot. This home is assessed at $32.22 per square foot, which is 19% above that median. Applying the median the Assessor already uses for those neighbors to this home's 900 square feet gives $24,450. 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	900 square feet
Land area	3,000 square feet
Year built	1888
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$29,000
Assessed value per square foot	$32.22

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	312
2	Building area within 15% of this home	230
3	Built within 15 years of this home	191
4	Same building type	184
5	Same construction quality grade	184

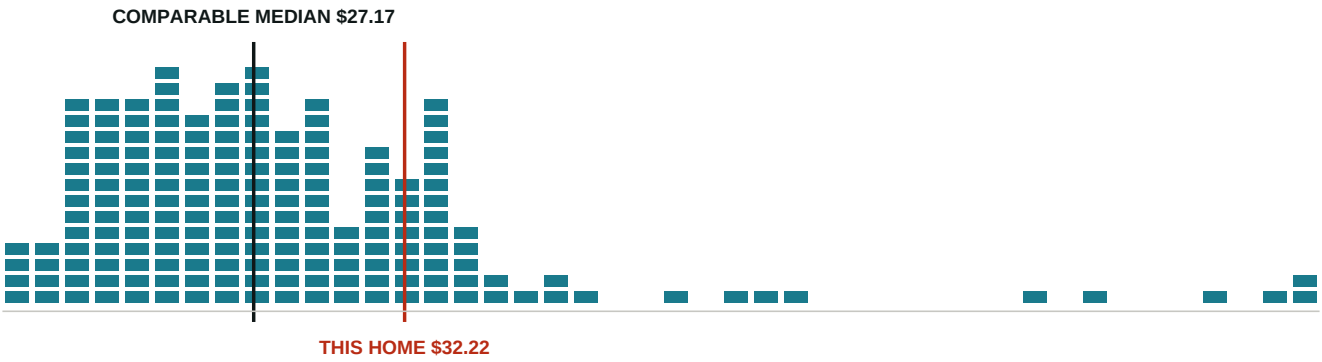
The comparable figure used is the median of all 184 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 184 properties 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	184
Lowest assessed	$18.75 per square foot
25th percentile	$23.75 per square foot
Median	$27.17 per square foot
75th percentile	$31.39 per square foot
Highest assessed	$62.87 per square foot
This home	$32.22 per square foot
Position	assessed above 143 of the 184 comparable properties, the 78th percentile



$18.75 per sq ft — 184 comparable properties by assessed value per square foot, one mark is one property — $62.87 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 184 comparables	$27.17
Building area of this home	900 sq ft
Median multiplied by building area	**$24,450**
Current total assessed value	$29,000
Difference, the reduction requested	**$4,550**

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 $4,550 in assessed value is worth roughly $965 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

184 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 184 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
17294140160000	2837 S QUINN ST	880	1883	2	1	$17,001	$19.32
17294240180000	2943 S FARRELL ST	920	1888	2	1	$19,000	$20.65
17294220520000	2946 S KEELEY ST	901	1888	4	2	$19,000	$21.09
17293130330000	2818 S LOOMIS ST	900	1888	2	1	$19,000	$21.11
17294250440000	2904 S QUINN ST HSE	893	1873	2	1	$19,000	$21.28
17294110050000	2815 S KEELEY ST 1	925	1878	2	1	$20,000	$21.62
17293280030000	3041 S LYMAN ST	924	1878	2	1	$20,001	$21.65
17293160140000	2725 S CROWELL ST	929	1883	2	1	$21,000	$22.60
17294140130000	2831 S QUINN ST	880	1883	2	1	$20,188	$22.94
17293150270000	2722 S CROWELL ST	882	1873	2	1	$21,000	$23.81
17293120250000	2857 S HILLOCK AVE	882	1888	2	1	$21,000	$23.81
17293260370000	2920 S LOOMIS ST	924	1888	2	1	$22,000	$23.81
17294120260000	2855 S FARRELL ST	920	1878	2	1	$22,000	$23.91
17293280170000	3016 S HAYNES CT	918	1887	2	1	$22,000	$23.97
17293260450000	2940 S LOOMIS ST	908	1888	2	1	$22,000	$24.23
17322140760000		878	1888	2	1	$21,667	$24.68
17294130390000		924	1878	3	1	$23,000	$24.89
17294100350000		880	1883	2	1	$22,000	$25.00
17294090320000		920	1888	2	2	$23,000	$25.00
17324060030000		900	1880	2	1	$23,001	$25.56
17293050100000		924	1892	2	1	$24,000	$25.97
17293140160000		880	1898	2	1	$23,000	$26.14
17293240130000		880	1888	3	1	$23,000	$26.14
17322140420000		915	1888	2	1	$24,285	$26.54
17322140590000		900	1888	2	1	$24,000	$26.67
17321050250000		903	1889	2	1	$24,158	$26.75
17293130130000		882	1892	3	2	$24,000	$27.21
17322220030000		880	1888	2	1	$24,000	$27.27
17322010210000		880	1898	2	1	$24,000	$27.27
17294240060000		900	1883	2	1	$25,000	$27.78
17293250280000		900	1888	2	1	$25,000	$27.78
17294240950000		882	1888	2	1	$24,902	$28.23
17294230230000		880	1888	3	2	$25,000	$28.41
17321030210000		901	1888	2	1	$26,000	$28.86
17293130340000		920	1888	2	1	$27,000	$29.35
17322200260000		882	1888	2	1	$26,000	$29.48
17321070500000		882	1888	2	1	$26,000	$29.48
17322050160000		903	1888	2	1	$27,000	$29.90
17294240320000		882	1888	3	2	$27,000	$30.61
17324060090000		880	1878	2	1	$27,000	$30.68

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17321050070000		880	1892	2	1	$27,227	$30.94
17294100620000		925	1884	2	1	$29,000	$31.35
17321100230000		920	1888	3	2	$29,000	$31.52
17322230240000		909	1898	3	1	$28,681	$31.55
17322171330000		900	1888	2	1	$29,000	$32.22
17322170700000		900	1888	2	1	$29,000	$32.22
17322170890000	**3356 S CARPENTER ST**	**900**	**1888**	**2**	**1**	**$29,000**	**$32.22**
17321070080000		882	1888	2	2	$29,000	$32.88
17321060450000		882	1888	2	1	$29,000	$32.88
17322070340000		905	1888	2	1	$30,000	$33.15
17322220260000		924	1888	2	1	$30,654	$33.18
17322040170000		874	1888	3	1	$29,000	$33.18
17322200240000		902	1890	2	1	$30,000	$33.26
17321070430000		930	1888	3	2	$31,000	$33.33
17322210350000		874	1896	2	1	$30,000	$34.32
17321040320000		874	1885	3	1	$30,000	$34.32
17322161480000		903	1883	2	2	$33,000	$36.54
17294110230000		880	1880	2	1	$38,624	$43.89
17293160130000		894	1883	2	1	$48,000	$53.69
17321100240000		900	1890	2	1	$50,000	$55.56
17322060040000		900	1888	2	1	$55,000	$61.11

Median of all 184 comparables: $27.17 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 76050, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 184 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.

17294230520000	17293210600000	17294250050000	17294140160000	17294240120000
17294130120000	17294090120000	17294240180000	17322190480000	17294220520000
17293130330000	17294090630000	17294140210000	17294250440000	17294130600000
17294010350000	17293250090000	17294260050000	17294110050000	17293280030000
17294220380000	17293120070000	17293140080000	17294090620000	17293250170000
17294230160000	17294100450000	17294130360000	17294240350000	17293160140000
17294010390000	17293130320000	17293120170000	17293230120000	17293140070000
17293160060000	17322150090000	17294140130000	17294260980000	17293240390000
17293150030000	17294180170000	17294260960000	17294220500000	17293070190000
17294140400000	17294090340000	17294130410000	17293150270000	17293120250000
17293260370000	17294120260000	17293280170000	17293210620000	17293260450000
17293290190000	17322170980000	17294100180000	17294120180000	17294100150000
17322140760000	17294250610000	17293220420000	17294130390000	17322150030000
17294100350000	17294250500000	17294260350000	17294090320000	17294140270000
17324060030000	17293120270000	17293240120000	17294250920000	17293120020000
17293050100000	17293140160000	17293240130000	17294260820000	17322150200000
17294240820000	17294110280000	17294260410000	17293130180000	17322140420000
17322140590000	17321030230000	17321050250000	17322161180000	17294240400000
17294260810000	17293250400000	17293130130000	17322220030000	17322010210000
17293290240000	17294250750000	17324050010000	17294260860000	17293050130000
17294220390000	17322180040000	17293070530000	17294240060000	17293250280000
17322050020000	17322260400000	17322070320000	17322030400000	17321060290000
17294240950000	17294230230000	17322171060000	17322000130000	17321030210000
17294250120000	17321060040000	17322190330000	17294260220000	17324110180000
17322171020000	17293130340000	17293050200000	17322160710000	17322200260000
17321070500000	17322000060000	17322050160000	17322220250000	17294240320000
17324060090000	17293070550000	17321060440000	17321050070000	17294250900000
17322250120000	17294100620000	17293070450000	17321060400000	17294240290000
17321100230000	17322230240000	17294260170000	17322171330000	17322170700000
17322110030000	17322220240000	17322260140000	17322160580000	17322171540000
17322170040000	17321070080000	17321060450000	17322070340000	17322220260000
17322040170000	17294270170000	17322200240000	17321070430000	17322040030000
17321070170000	17321070420000	17293070520000	17322210350000	17321040320000
17294260340000	17322070250000	17322070270000	17322070290000	17322160660000
17322161480000	17322190210000	17321070040000	17294240830000	17322070280000
17322020250000	17294110230000	17293240360000	17293160130000	17321100240000
17294010410000	17322060040000	17322230030000	17324060010000	

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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