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	17324160420000
Property address	835 W 37TH PL
Township	South Chicago (76)
Assessor neighborhood	76050
Property class	207 Single-family, one story, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$69,000

11.0% of the current assessed value.
Estimated tax effect about $1,608 a year at a 7% composite rate.

COMPARABLES IMPLY

$61,419

REDUCTION REQUESTED

$7,581

SECTION 1

The argument in one paragraph

The Assessor values 172 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 $31.26 per square foot. This home is assessed at $35.11 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,965 square feet gives $61,419. 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	1,965 square feet
Land area	3,857 square feet
Year built	2011
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$69,000
Assessed value per square foot	$35.11

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	231
2	Building area within 15% of this home	198
3	Built within 15 years of this home	175
4	Same building type	172
5	Same construction quality grade	172

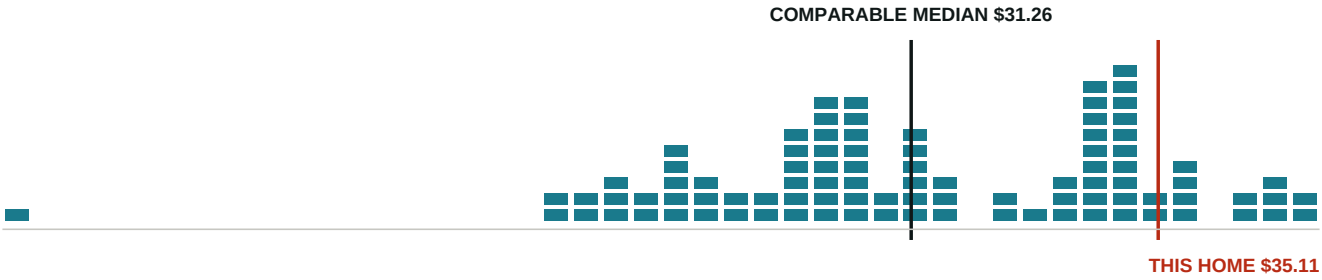
The comparable figure used is the median of all 172 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 172 properties 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	172
Lowest assessed	$17.06 per square foot
25th percentile	$29.52 per square foot
Median	$31.26 per square foot
75th percentile	$34.37 per square foot
Highest assessed	$37.63 per square foot
This home	$35.11 per square foot
Position	assessed above 149 of the 172 comparable properties, the 87th percentile



$17.06 per sq ft — 172 comparable properties by assessed value per square foot, one mark is 2 properties — $37.63 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 172 comparables	$31.26
Building area of this home	1,965 sq ft
Median multiplied by building area	**$61,419**
Current total assessed value	$69,000
Difference, the reduction requested	**$7,581**

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 $7,581 in assessed value is worth roughly $1,608 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

172 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 172 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
17294110180000	2841 S KEELEY ST	1,962	1999	3	3	$33,479	$17.06
17294110190000	2843 S KEELEY ST	1,962	1999	3	3	$33,479	$17.06
17293280130000	3035 S LYMAN ST	1,976	2016	3	3	$51,538	$26.08
17294170230000	864 W 27TH ST	1,970	1997	3	2	$52,000	$26.40
17293130100000	2813 S HILLOCK AVE	1,976	2005	4	2	$53,238	$26.94
17293300130000	2822 S GROVE ST	1,979	2011	3	2	$53,543	$27.06
17293200160000	3031 S PITNEY CT	1,958	2003	3	3	$54,000	$27.58
17293300010000	2897 S HILLOCK AVE	1,979	2008	3	2	$55,656	$28.12
17321050750000	1331 W 32ND ST	1,970	1998	3	2	$55,511	$28.18
17293210670000	3069 S BROAD ST	1,976	2002	3	3	$56,000	$28.34
17294200140000	3023 S LOOMIS ST	1,976	2005	4	3	$57,528	$29.11
17294230250000	3009 S KEELEY ST	1,976	2018	4	3	$57,782	$29.24
17293300040000	2891 S HILLOCK AVE	1,979	2010	3	2	$59,000	$29.81
17293300050000	2889 S HILLOCK AVE	1,979	2008	3	2	$59,000	$29.81
17293300020000	2895 S HILLOCK AVE	1,979	2008	3	2	$59,000	$29.81
17293300030000	2893 S HILLOCK AVE	1,979	2008	3	2	$59,001	$29.81
17293300060000	2887 S HILLOCK AVE	1,979	2008	3	2	$59,001	$29.81
17294100520000		1,976	2003	3	3	$59,000	$29.86
17293300160000		1,979	2012	3	2	$59,268	$29.95
17294190470000		1,976	2018	4	3	$62,077	$31.42
17294020600000		1,960	2022	5	3	$64,543	$32.93
17294190460000		1,976	2014	4	3	$66,000	$33.40
17293310010000		1,969	2014	4	3	$66,000	$33.52
17324160320000		1,953	2011	4	2	$66,000	$33.79
17293310040000		1,974	2014	4	3	$67,000	$33.94
17293310020000		1,974	2014	4	3	$67,000	$33.94
17293310030000		1,974	2014	4	3	$67,000	$33.94
17293310050000		1,974	2014	4	3	$67,000	$33.94
17294240430000		1,974	2011	4	3	$67,000	$33.94
17324140340000		1,962	2014	4	2	$67,000	$34.15
17324140450000		1,962	2014	4	2	$67,000	$34.15
17324120330000		1,962	2012	4	2	$67,030	$34.16
17324140410000		1,962	2014	4	2	$67,244	$34.27
17293310170000		1,974	2018	4	3	$67,819	$34.36
17293310160000		1,974	2018	4	3	$67,824	$34.36
17293310140000		1,974	2019	4	3	$67,907	$34.40
17293310110000		1,974	2017	4	3	$67,938	$34.42
17293310070000		1,974	2014	4	3	$68,000	$34.45
17293310100000		1,974	2014	4	3	$68,000	$34.45
17293310090000		1,974	2014	4	3	$68,000	$34.45

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17293310060000		1,974	2014	4	3	$68,001	$34.45
17293310080000		1,969	2014	4	3	$68,000	$34.54
17324140380000		1,962	2014	4	2	$68,000	$34.66
17324140310000		1,962	2014	4	2	$68,000	$34.66
17324140370000		1,962	2014	4	2	$68,000	$34.66
17324140320000		1,962	2014	3	3	$68,000	$34.66
17324140470000		1,962	2014	4	2	$68,000	$34.66
17324140440000		1,962	2014	4	2	$68,001	$34.66
17324160420000	**835 W 37TH PL**	**1,965**	**2011**	**4**	**2**	**$69,000**	**$35.11**
17293310130000		1,974	2017	4	3	$70,000	$35.46
17293310120000		1,974	2017	4	3	$70,000	$35.46
17293310150000		1,974	2017	4	3	$70,001	$35.46
17324120310000		1,962	2011	4	2	$70,000	$35.68
17294020580000		1,960	2022	5	3	$70,000	$35.71
17294020590000		1,960	2022	5	3	$70,000	$35.71
17294020550000		1,960	2025	5	3	$72,272	$36.87
17294020520000		1,960	2025	5	3	$72,272	$36.87
17294020570000		1,960	2025	5	3	$72,272	$36.87
17294020560000		1,960	2025	5	3	$72,272	$36.87
17294020540000		1,960	2025	5	3	$72,272	$36.87
17294020530000		1,960	2025	5	3	$72,272	$36.87

Median of all 172 comparables: $31.26 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 172 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.

17294110180000	17294110190000	17294140550000	17294141070000	17293160160000
17293280130000	17293210120000	17294170230000	17294220710000	17293210540000
17294200420000	17293230170000	17293130160000	17294010380000	17293130100000
17294130730000	17293300130000	17293250330000	17294020510000	17294030630000
17294140540000	17294040440000	17293200160000	17294170150000	17294040420000
17294040390000	17293060300000	17321170070000	17294040430000	17294240590000
17293300010000	17321050750000	17293210670000	17321051320000	17294030600000
17294030610000	17293140170000	17294040450000	17294200140000	17293210160000
17294230250000	17293200460000	17294010050000	17324120300000	17294010060000
17294030550000	17294040410000	17294040400000	17294040380000	17294141060000
17294141080000	17294130700000	17294130720000	17293300040000	17293300050000
17293300020000	17293300030000	17293300060000	17294140380000	17294270180000
17294100520000	17294020450000	17293240250000	17293300160000	17293300140000
17293290200000	17293100590000	17293100570000	17293100550000	17293100560000
17293100640000	17293100630000	17293100610000	17293100600000	17293100580000
17293100620000	17294141090000	17293070280000	17324130220000	17293300070000
17293300170000	17294230350000	17294241030000	17294200410000	17293120050000
17294030570000	17293300150000	17293300120000	17293200330000	17294190470000
17321170080000	17321170020000	17321180040000	17294100510000	17294090150000
17322250110000	17321040410000	17293300090000	17293300180000	17293300110000
17293300100000	17321190120000	17321100030000	17294020600000	17294010530000
17294190460000	17293310010000	17294020460000	17324120270000	17324160320000
17324120260000	17322170670000	17293310040000	17293310020000	17293310030000
17293310050000	17294240430000	17324120340000	17294020420000	17294020500000
17294020440000	17294020480000	17324140340000	17324140450000	17324120330000
17324140410000	17322120380000	17293310170000	17293310160000	17294250370000
17293310140000	17293310110000	17324120370000	17293310070000	17293310100000
17293310090000	17293310060000	17293310080000	17294020490000	17294020410000
17294020430000	17294020470000	17324140380000	17324140310000	17324140370000
17324140320000	17324140470000	17324140440000	17322170600000	17324160550000
17294220420000	17294220430000	17293310130000	17293310120000	17293310150000
17324160530000	17324120310000	17294020580000	17294020590000	17322200190000
17322170910000	17294170120000	17322210210000	17294020550000	17294020520000
17294020570000	17294020560000	17294020540000	17294020530000	17322250180000
17293270450000	17294230020000			

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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