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	17341100690000
Property address	3256 S PRAIRIE AVE
Township	South Chicago (76)
Assessor neighborhood	76041
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$63,143	**$55,868**	**$7,275**

11.5% of the current assessed value.
Estimated tax effect about $1,543 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 19 other properties in assessor neighborhood 76041 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 $26.18 per square foot. This home is assessed at $29.59 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,134 square feet gives $55,868. 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	2,134 square feet
Land area	3,149 square feet
Year built	2020
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	5
Full bathrooms	3
Half bathrooms	1

Total assessed value	$63,143
Assessed value per square foot	$29.59

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	75
2	Building area within 15% of this home	45
3	Built within 15 years of this home	20
4	Same building type	19
5	Same construction quality grade	19

The comparable figure used is the median of all 19 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 19 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	19
Lowest assessed	$23.18 per square foot
25th percentile	$23.92 per square foot
Median	$26.18 per square foot
75th percentile	$32.27 per square foot
Highest assessed	$37.62 per square foot
This home	$29.59 per square foot
Position	assessed above 11 of the 19 comparable properties, the 58th percentile



$23.18 per sq ft — 19 comparable properties by assessed value per square foot, one mark is one property — $37.62 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 19 comparables	$26.18
Building area of this home	2,134 sq ft
Median multiplied by building area	**$55,868**
Current total assessed value	$63,143
Difference, the reduction requested	**$7,275**

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 $7,275 in assessed value is worth roughly $1,543 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

All 19 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17344260120000	821 E 38TH ST	2,200	2006	3	2	$51,000	$23.18
17344260080000	811 E 38TH ST	2,174	2006	3	2	$51,000	$23.46
17351090060000	827 E 38TH ST	2,200	2006	3	2	$52,000	$23.64
17344260110000	819 E 38TH ST	2,174	2006	3	2	$52,000	$23.92
17344260090000	815 E 38TH ST	2,174	2006	3	2	$52,000	$23.92
17351090050000	825 E 38TH ST	2,174	2006	3	2	$52,000	$23.92
17341200310000	3421 S INDIANA AVE	2,257	2011	5	3	$55,108	$24.42
17341040550000	3120 S GILES AVE	2,440	2005	4	2	$61,000	$25.00
17344260100000	817 E 38TH ST	2,200	2008	3	2	$56,000	$25.45
17341130360000	3211 S CALUMET AVE	2,385	2011	4	2	$62,439	$26.18
17341100410000	3242 S PRAIRIE AVE	2,184	2006	5	3	$62,000	$28.39
17341100690000	**3256 S PRAIRIE AVE**	**2,134**	**2020**	**5**	**3**	**$63,143**	**$29.59**
17341211320000	3442 S GILES AVE	2,191	2011	4	3	$66,456	$30.33
17341200320000	3423 S INDIANA AVE 1	2,257	2011	5	3	$69,000	$30.57
17343110180000	3615 S GILES AVE	2,066	2020	4	3	$66,391	$32.14
17341211330000	3444 S GILES AVE	2,191	2011	4	3	$71,000	$32.41
17341211340000	3448 S GILES AVE	2,191	2011	4	3	$71,000	$32.41
17341211310000	3438 S GILES AVE	2,191	2011	4	3	$71,000	$32.41
17341100700000	3258 S PRAIRIE AVE	2,134	2019	5	3	$80,000	$37.49
17341030220000	3118 S PRAIRIE AVE	2,060	2022	3	3	$77,500	$37.62

Median of all 19 comparables: $26.18 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 76041, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 19 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.

17344260120000	17344260080000	17351090060000	17344260110000	17344260090000
17351090050000	17341200310000	17341040550000	17344260100000	17341130360000
17341100410000	17341211320000	17341200320000	17343110180000	17341211330000
17341211340000	17341211310000	17341100700000	17341030220000	

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.