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	17341160340000
Property address	3350 S INDIANA AVE
Township	South Chicago (76)
Assessor neighborhood	76041
Property class	206 Single-family, split level
Assessment stage	Mailed value for 2026

ASSESSED NOW

$57,923

20.2% of the current assessed value.

COMPARABLES IMPLY

$46,191

Estimated tax effect about $2,488 a year at a 7% composite rate.

REDUCTION REQUESTED

$11,732

SECTION 1

The argument in one paragraph

The Assessor values 21 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 $15.28 per square foot. This home is assessed at $19.16 per square foot, which is 25% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,023 square feet gives $46,191. 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	3,023 square feet
Land area	4,025 square feet
Year built	1890
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	11
Bedrooms	4
Full bathrooms	3
Half bathrooms	1

Total assessed value	$57,923
Assessed value per square foot	$19.16

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	78
2	Building area within 15% of this home	43
3	Built within 15 years of this home	43
4	Same building type	22
5	Same construction quality grade	21

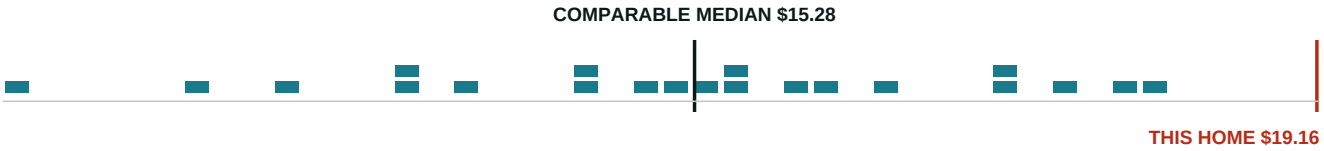
The comparable figure used is the median of all 21 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 21 properties 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	21
Lowest assessed	$10.98 per square foot
25th percentile	$13.82 per square foot
Median	$15.28 per square foot
75th percentile	$16.51 per square foot
Highest assessed	$18.11 per square foot
This home	$19.16 per square foot
Position	assessed above 21 of the 21 comparable properties, the 100th percentile



$10.98 per sq ft — 21 comparable properties by assessed value per square foot, one mark is one property — $19.16 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 21 comparables	$15.28
Building area of this home	3,023 sq ft
Median multiplied by building area	**$46,191**
Current total assessed value	$57,923
Difference, the reduction requested	**$11,732**

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 $11,732 in assessed value is worth roughly $2,488 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 21 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
17344000390000	3647 S KING DR	3,278	1878	6	3	$36,000	$10.98
17344000380000	3645 S KING DR	2,937	1878	5	3	$36,000	$12.26
17344100340000	3636 S LAKE PARK AVE	3,136	1883	6	3	$40,000	$12.76
17341200060000	3329 S INDIANA AVE	2,657	1878	5	3	$35,971	$13.54
17343190060000	3718 S KING DR HSE	3,244	1888	5	2	$44,000	$13.56
17343190150000	3744 S KING DR	3,255	1888	6	3	$45,000	$13.82
17343120720000	3628 S KING DR	3,222	1888	8	3	$47,001	$14.59
17343180190000	3747 S GILES AVE	2,736	1890	6	2	$40,106	$14.66
17343180230000	3757 S GILES AVE	2,882	1888	4	2	$43,000	$14.92
17343120790000	3646 S KING DR	2,584	1888	6	2	$39,000	$15.09
17343120700000	3624 S KING DR	3,076	1888	9	3	$47,001	$15.28
17341200600000	3360 S PRAIRIE AVE	2,976	1888	5	1	$46,000	$15.46
17341230300000	3405 S CALUMET AVE	2,764	1885	5	2	$43,151	$15.61
17341221050000	3430 S CALUMET AVE 1	3,219	1888	5	2	$51,000	$15.84
17343120030000	3515 S CALUMET AVE APT2	2,913	1888	5	3	$47,000	$16.13
17341210910000	3404 S GILES AVE	3,028	1888	4	2	$50,001	$16.51
17343090890000	3640 S PRAIRIE AVE	2,738	1892	3	3	$47,000	$17.17
17341030260000	3128 S PRAIRIE AVE	2,668	1883	6	3	$46,000	$17.24
17341220160000	3331 S GILES AVE	2,690	1885	5	3	$47,121	$17.52
17341210110000	3355 S PRAIRIE AVE	2,784	1887	3	3	$50,000	$17.96
17341200820000	3446 S PRAIRIE AVE	2,706	1890	4	2	$49,000	$18.11
17341160340000	**3350 S INDIANA AVE**	**3,023**	**1890**	**4**	**3**	**$57,923**	**$19.16**

Median of all 21 comparables: $15.28 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 21 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.

17344000390000 17344000380000 17344100340000 17341200060000 17343190060000
17343190150000 17343120720000 17343180190000 17343180230000 17343120790000
17343120700000 17341200600000 17341230300000 17341221050000 17343120030000
17341210910000 17343090890000 17341030260000 17341220160000 17341210110000
17341200820000

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.