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	17343100390000
Property address	3627 S PRAIRIE AVE
Township	South Chicago (76)
Assessor neighborhood	76041
Property class	210 Single-family, historic
Assessment stage	Mailed value for 2026

ASSESSED NOW

$34,000

12.4% of the current assessed value.

COMPARABLES IMPLY

$29,786

REDUCTION REQUESTED

$4,214

Estimated tax effect about $894 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 70 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 $15.04 per square foot. This home is assessed at $17.17 per square foot, which is 14% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,980 square feet gives $29,786. 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	1,980 square feet
Land area	2,325 square feet
Year built	1888
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	9
Bedrooms	5
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$34,000
Assessed value per square foot	$17.17

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	210
2	Building area within 15% of this home	73
3	Built within 15 years of this home	72
4	Same building type	70
5	Same construction quality grade	70

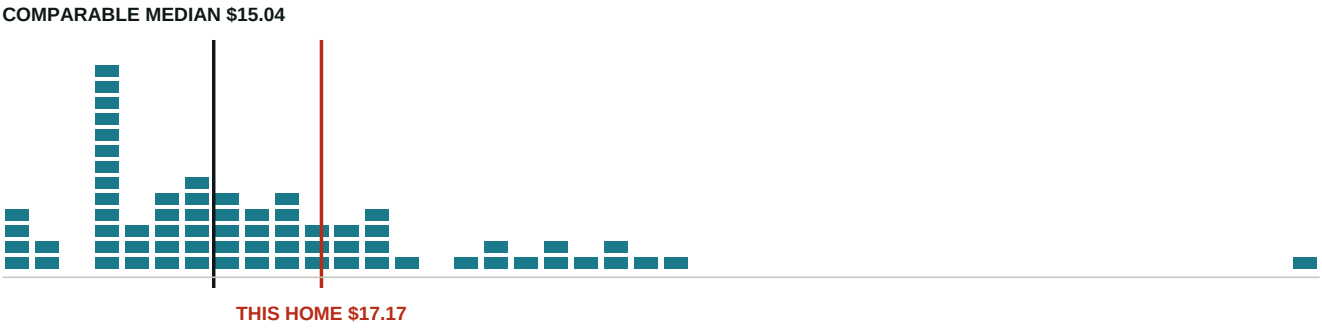
The comparable figure used is the median of all 70 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 70 properties 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	70
Lowest assessed	$10.87 per square foot
25th percentile	$13.16 per square foot
Median	$15.04 per square foot
75th percentile	$17.92 per square foot
Highest assessed	$36.89 per square foot
This home	$17.17 per square foot
Position	assessed above 49 of the 70 comparable properties, the 70th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 70 comparables	$15.04
Building area of this home	1,980 sq ft
Median multiplied by building area	**$29,786**
Current total assessed value	$34,000
Difference, the reduction requested	**$4,214**

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 $4,214 in assessed value is worth roughly $894 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

70 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 70 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
17344090170000	3618 S ELLIS AVE	2,116	1888	4	2	$23,000	$10.87
17344000110000	3539 S KING DR	2,181	1888	6	2	$24,001	$11.00
17344000140000	3545 S KING DR	1,978	1878	6	2	$22,001	$11.12
17344000130000	3543 S KING DR	2,026	1878	6	2	$23,001	$11.35
17344090180000	3620 S ELLIS AVE	2,116	1889	4	3	$24,425	$11.54
17344000100000	3537 S KING DR	2,208	1890	4	2	$26,124	$11.83
17343270130000	3833 S CALUMET AVE	1,816	1888	4	2	$23,000	$12.67
17343270070000	3845 S CALUMET AVE	1,816	1888	4	2	$23,000	$12.67
17343260420000	3848 S CALUMET AVE	1,728	1888	4	2	$22,000	$12.73
17343260400000	3842 S CALUMET AVE	1,728	1888	4	2	$22,000	$12.73
17343260330000	3826 S CALUMET AVE	1,776	1888	4	2	$23,000	$12.95
17343260240000	3804 S CALUMET AVE HSE	1,776	1888	4	2	$23,000	$12.95
17343260300000	3818 S CALUMET AVE	1,776	1888	4	2	$23,000	$12.95
17343260250000	3806 S CALUMET AVE	1,776	1888	4	1	$23,000	$12.95
17343260260000	3808 S CALUMET AVE	1,776	1888	4	2	$23,001	$12.95
17343260320000	3824 S CALUMET AVE	1,773	1888	4	2	$23,000	$12.97
17343270110000	3835 S CALUMET AVE	1,824	1888	4	2	$24,000	$13.16
17343270100000	3837 S CALUMET AVE	1,824	1888	4	2	$24,000	$13.16
17343260170000	3837 S GILES AVE	1,944	1888	4	2	$26,000	$13.37
17343260280000	3814 S CALUMET AVE	1,773	1889	4	2	$24,000	$13.54
17343260310000	3822 S CALUMET AVE	1,773	1889	4	2	$24,000	$13.54
17343260380000	3836 S CALUMET AVE	1,728	1889	4	2	$24,000	$13.89
17343100770000	3602 S GILES AVE	1,940	1888	4	2	$28,000	$14.43
17343090220000	3549 S INDIANA AVE	2,204	1893	5	2	$32,000	$14.52
17343260270000	3812 S CALUMET AVE	1,776	1888	4	2	$26,000	$14.64
17343120370000	3631 S CALUMET AVE	1,832	1888	4	2	$27,000	$14.74
17343100760000	3600 S GILES AVE	2,004	1888	6	2	$30,000	$14.97
17343090230000	3551 S INDIANA AVE	2,204	1893	5	2	$33,000	$14.97
17343090690000	3558 S PRAIRIE AVE	2,128	1893	4	3	$32,007	$15.04
17343090750000	3602 S PRAIRIE AVE	2,194	1893	6	2	$33,000	$15.04
17343091280000	3554 S PRAIRIE AVE	1,986	1893	3	1	$30,798	$15.51
17343090680000	3556 S PRAIRIE AVE	2,128	1893	4	2	$33,001	$15.51
17343100340000	3615 S PRAIRIE AVE	2,178	1888	4	1	$34,000	$15.61
17343260290000	3816 S CALUMET AVE	1,776	1888	4	2	$28,000	$15.77
17343110780000	3632 S CALUMET AVE	1,824	1888	4	2	$29,000	$15.90
17343100780000	3604 S GILES AVE	2,004	1888	5	2	$32,000	$15.97
17343100790000	3606 S GILES AVE 1	2,148	1888	6	2	$35,000	$16.29
17343270120000	3831 S CALUMET AVE	1,832	1888	4	1	$30,000	$16.38
17343090730000	3566 S PRAIRIE AVE	2,194	1895	6	2	$36,000	$16.41
17343270080000	3843 S CALUMET AVE	1,816	1888	4	2	$30,000	$16.52

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
17341200510000	3338 S PRAIRIE AVE	2,216	1888	4	1	$37,000	$16.70
17343110270000	3637 S GILES AVE	2,084	1889	5	2	$35,001	$16.80
17341220330000	3363 S GILES AVE	2,176	1898	5	1	$37,000	$17.00
17343100390000	**3627 S PRAIRIE AVE**	**1,980**	**1888**	**5**	**2**	**$34,000**	**$17.17**
17343110280000	3639 S GILES AVE	2,140	1888	5	2	$37,000	$17.29
17343090950000	3648 S PRAIRIE AVE	1,760	1889	4	3	$31,428	$17.86
17341220350000	3403 S GILES AVE	2,063	1888	4	1	$37,000	$17.94
17343100410000	3631 S PRAIRIE AVE	2,040	1888	4	2	$37,000	$18.14
17341100330000	3224 S PRAIRIE AVE	1,872	1888	4	2	$34,000	$18.16
17341100480000	3220 S PRAIRIE AVE	1,863	1888	4	2	$34,000	$18.25
17341210830000	3429 S PRAIRIE AVE	1,848	1892	4	2	$34,000	$18.40
17343270090000	3841 S CALUMET AVE HSE	1,824	1888	4	2	$34,000	$18.64
17341220880000	3364 S CALUMET AVE	1,772	1888	4	1	$36,000	$20.32
17341200500000	3336 S PRAIRIE AVE	2,020	1890	3	3	$41,209	$20.40
17341220630000		1,856	1892	4	2	$38,000	$20.47
17341210540000		1,860	1889	5	2	$39,000	$20.97
17343100440000		1,848	1888	3	2	$41,000	$22.19
17341220270000		1,802	1885	4	3	$41,000	$22.75
17341220200000		1,800	1882	4	2	$40,955	$22.75
17343100400000		1,800	1888	3	3	$42,000	$23.33
17341210420000		1,762	1900	4	3	$65,000	$36.89

Median of all 70 comparables: $15.04 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 70 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.

17344090170000	17344000110000	17344000140000	17344000130000	17344090180000
17344000100000	17343270130000	17343270070000	17343260420000	17343260400000
17343260340000	17343260330000	17343260240000	17343260300000	17343260250000
17343260260000	17343260320000	17343270110000	17343270100000	17343260170000
17343260280000	17343260310000	17343260380000	17343260360000	17343260410000
17343260390000	17343110800000	17343100770000	17343090220000	17343260270000
17343120370000	17343100760000	17343090230000	17343090690000	17343090750000
17343260370000	17343091280000	17343090680000	17343100340000	17343260290000
17343110780000	17343100780000	17343100790000	17343270120000	17343090730000
17343270080000	17341200510000	17343110270000	17341220330000	17343110280000
17343101000000	17343090950000	17341220350000	17343100410000	17341100330000
17341100480000	17341210830000	17343270090000	17341220880000	17341200500000
17341220630000	17341210540000	17341220300000	17343090960000	17343100440000
17341220270000	17341220200000	17343100400000	17341220220000	17341210420000

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.