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	19283030220000
Property address	7524 LARAMIE AVE
Township	Stickney (36)
Assessor neighborhood	36050
Property class	204 Single-family, large lot
Assessment stage	Certified value for 2026

ASSESSED NOW

$62,500

32.9% of the current assessed value.

COMPARABLES IMPLY

$41,954

Estimated tax effect about $4,358 a year at a 7% composite rate.

REDUCTION REQUESTED

$20,546

SECTION 1

The argument in one paragraph

The Assessor values 20 other properties in assessor neighborhood 36050 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 $23.14 per square foot. This home is assessed at $34.47 per square foot, which is 49% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,813 square feet gives $41,954. 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	1,813 square feet
Land area	3,125 square feet
Year built	2024
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	5
Full bathrooms	3
Half bathrooms	None recorded

Total assessed value	$62,500
Assessed value per square foot	$34.47

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	138
2	Building area within 15% of this home	87
3	Built within 15 years of this home	20
4	Same building type	20
5	Same construction quality grade	20

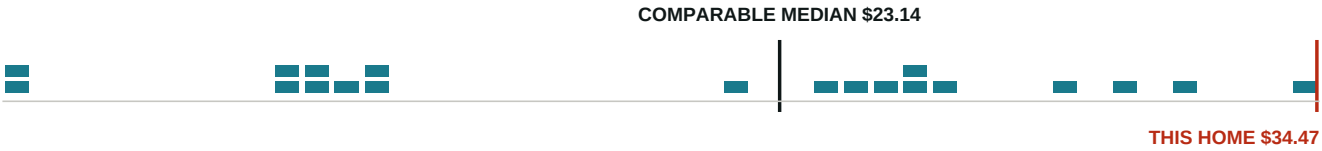
The comparable figure used is the median of all 20 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 20 properties 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	20
Lowest assessed	$6.83 per square foot
25th percentile	$13.44 per square foot
Median	$23.14 per square foot
75th percentile	$26.26 per square foot
Highest assessed	$34.20 per square foot
This home	$34.47 per square foot
Position	assessed above 20 of the 20 comparable properties, the 100th percentile



$6.83 per sq ft — 20 comparable properties by assessed value per square foot, one mark is one property — $34.47 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 20 comparables	$23.14
Building area of this home	1,813 sq ft
Median multiplied by building area	**$41,954**
Current total assessed value	$62,500
Difference, the reduction requested	**$20,546**

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 $20,546 in assessed value is worth roughly $4,358 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 20 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
19293080490000	7833 NARRAGANSETT AVE	2,052	2016	6	3	$14,010	$6.83
19293080550000	7833 NARRAGANSETT AVE	2,052	2016	6	3	$14,116	$6.88
19283100170000	7612 LATROBE AVE	1,819	2013	4	2	$23,575	$12.96
19283100180000	7612 LATROBE AVE	1,819	2013	4	2	$23,575	$12.96
19294110190000	7810 MONITOR AVE	2,060	2021	5	3	$27,689	$13.44
19294110200000	7810 MONITOR AVE	2,060	2021	5	3	$27,689	$13.44
19293080440000	7831 NARRAGANSETT AVE	2,052	2016	6	3	$28,973	$14.12
19293150180000	7808 AUSTIN AVE	1,820	2016	4	3	$26,450	$14.53
19293150190000	7808 AUSTIN AVE	1,820	2016	4	3	$26,450	$14.53
19304140110000	7740 NASHVILLE AVE	2,011	2010	3	2	$45,000	$22.38
19331160360000	7937 LINDER AVE	2,008	2013	3	2	$48,000	$23.90
19331090330000	8025 LATROBE AVE	1,921	2013	3	2	$48,000	$24.99
19334020420000	4912 84TH PL	2,069	2010	4	3	$52,000	$25.13
19304110200000	7756 RUTHERFORD AVE	1,978	2016	3	3	$51,000	$25.78
19331150160000	8248 LONG AVE HSE	1,841	2016	3	2	$48,000	$26.07
19284100420000	7710 LAWLER AVE	2,014	2025	5	2	$54,000	$26.81
19283220490000	7710 S LOCKWOOD AVE	2,081	2025	5	2	$60,000	$28.83
19333100220000	8658 LOCKWOOD AVE	2,068	2025	6	4	$62,500	$30.22
19331090250000	8000 LARAMIE AVE	1,870	2018	5	3	$59,000	$31.55
19283030210000	7524 LARAMIE AVE	1,813	2024	5	3	$62,000	$34.20
19283030220000	**7524 LARAMIE AVE**	**1,813**	**2024**	**5**	**3**	**$62,500**	**$34.47**

Median of all 20 comparables: $23.14 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 36050, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 20 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.

19293080490000	19293080550000	19283100170000	19283100180000	19294110190000
19294110200000	19293080440000	19293150180000	19293150190000	19304140110000
19331160360000	19331090330000	19334020420000	19304110200000	19331150160000
19284100420000	19283220490000	19333100220000	19331090250000	19283030210000

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.