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	19294040010000
Property address	7701 MONITOR AVE
Township	Stickney (36)
Assessor neighborhood	36050
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$19,000	**$14,032**	**$4,968**

26.2% of the current assessed value.
Estimated tax effect about $1,054 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 115 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 $16.49 per square foot. This home is assessed at $22.33 per square foot, which is 35% above that median. Applying the median the Assessor already uses for those neighbors to this home's 851 square feet gives $14,032. 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	851 square feet
Land area	4,030 square feet
Year built	1938
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Crawl
Central air	No Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$19,000
Assessed value per square foot	$22.33

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	570
2	Building area within 15% of this home	427
3	Built within 15 years of this home	162
4	Same building type	115
5	Same construction quality grade	115

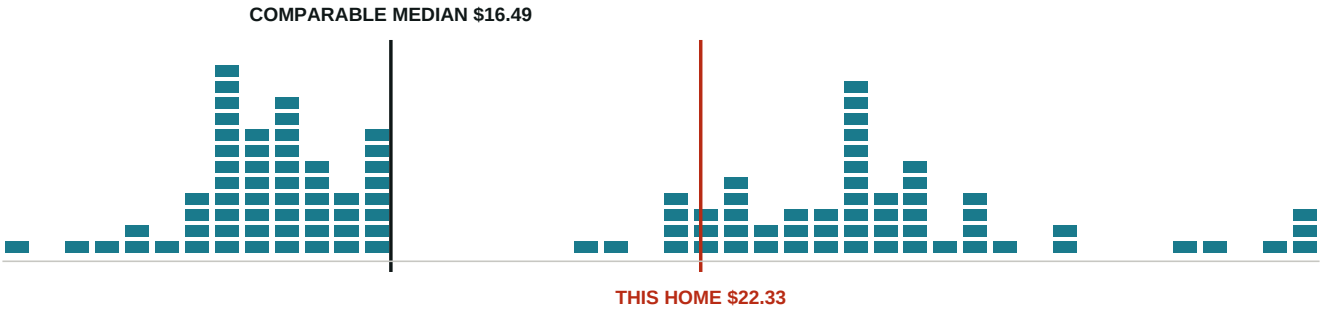
The comparable figure used is the median of all 115 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 115 properties 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	115
Lowest assessed	$9.17 per square foot
25th percentile	$14.17 per square foot
Median	$16.49 per square foot
75th percentile	$25.32 per square foot
Highest assessed	$33.99 per square foot
This home	$22.33 per square foot
Position	assessed above 64 of the 115 comparable properties, the 56th percentile



$9.17 per sq ft — 115 comparable properties by assessed value per square foot, one mark is one property — $33.99 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 115 comparables	$16.49
Building area of this home	851 sq ft
Median multiplied by building area	**$14,032**
Current total assessed value	$19,000
Difference, the reduction requested	**$4,968**

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 $4,968 in assessed value is worth roughly $1,054 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

115 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 115 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
19294120130000	7843 MONITOR AVE	860	1948	2	1	$9,268	$10.78
19334000980000	5140 85TH ST	794	1943	3	1	$8,853	$11.15
19284080100000	7721 LARAMIE AVE	850	1952	2	1	$10,140	$11.93
19284040070000	5145 STATE RD HSE	840	1953	2	1	$11,063	$13.17
19284040060000	5145 STATE RD HSE	840	1953	2	1	$11,063	$13.17
19284160080000	7819 LARAMIE AVE	858	1952	2	1	$11,450	$13.34
19284160070000	7819 LARAMIE AVE	858	1952	2	1	$11,450	$13.34
19294160060000	7819 PARKSIDE AVE	900	1949	3	1	$12,345	$13.72
19294160050000	7819 PARKSIDE AVE	900	1949	3	1	$12,345	$13.72
19303080250000	7836 OAK PARK AVE	886	1948	2	1	$12,450	$14.05
19303080260000	7836 OAK PARK AVE	886	1948	2	1	$12,450	$14.05
19284050060000	5109 STATE RD	816	1953	2	1	$11,563	$14.17
19284050070000	5109 STATE RD	816	1953	2	1	$11,563	$14.17
19284050230000	7638 LECLAIRE AVE	900	1953	2	1	$12,980	$14.42
19284050240000	7638 LECLAIRE AVE	900	1953	2	1	$12,980	$14.42
19284050030000	5117 STATE RD	831	1953	3	1	$12,000	$14.44
19304030190000	7757 NASHVILLE AVE	875	1951	2	1	$12,817	$14.65
19284050020000	5117 STATE RD	831	1953	3	1	$12,250	$14.74
19304030200000	7757 NASHVILLE AVE	875	1951	2	1	$12,928	$14.77
19304050350000	7730 NAGLE AVE	850	1942	2	1	$12,845	$15.11
19304050340000	7730 NAGLE AVE	850	1942	2	1	$12,845	$15.11
19333050300000	8636 S LARAMIE AVE	832	1947	3	1	$12,605	$15.15
19293150270000	7830 AUSTIN AVE	804	1948	3	2	$12,450	$15.49
19293150260000	7830 AUSTIN AVE	804	1948	3	2	$12,450	$15.49
19294050250000	7710 MASSASOIT AVE	903	1946	3	1	$14,470	$16.02
19284080090000	7721 LARAMIE AVE	850	1952	2	1	$13,760	$16.19
19294050260000	7710 MASSASOIT AVE	903	1946	3	1	$14,720	$16.30
19333050310000	8636 S LARAMIE AVE	832	1947	3	1	$13,637	$16.39
19293140130000	7845 MEADE AVE	870	1951	1	1	$14,345	$16.49
19293140140000	7845 MEADE AVE	870	1951	1	1	$14,345	$16.49
19334000970000	5140 85TH ST	794	1943	3	1	$16,024	$20.18
19294040010000	**7701 MONITOR AVE**	**851**	**1938**	**2**	**1**	**$19,000**	**$22.33**
19334020190000		800	1933	1	1	$18,000	$22.50
19294160120000		824	1951	3	1	$19,000	$23.06
19331100230000		906	1942	3	1	$21,000	$23.18
19331020180000		819	1953	2	1	$19,000	$23.20
19334060960000		795	1951	3	1	$18,666	$23.48
19294120140000		860	1948	2	1	$20,423	$23.75
19331070110000		832	1951	2	1	$20,000	$24.04
19331110030000		906	1942	3	1	$22,000	$24.28

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19331060320000		864	1942	2	1	$21,000	$24.31
19334010270000		816	1950	2	1	$20,000	$24.51
19331030160000		805	1952	2	1	$20,000	$24.84
19331120140000		839	1952	2	1	$21,000	$25.03
19331060120000		832	1949	3	1	$21,000	$25.24
19331140090000		832	1950	2	1	$21,000	$25.24
19333120030000		828	1950	2	1	$21,000	$25.36
19334060320000		828	1948	3	1	$21,000	$25.36
19333120040000		828	1950	2	1	$21,000	$25.36
19294040050000		902	1945	2	1	$23,000	$25.50
19304070410000		816	1951	2	1	$21,000	$25.74
19331140140000		800	1953	2	1	$21,000	$26.25
19304140290000		794	1931	2	1	$21,000	$26.45
19334010280000		816	1950	2	1	$22,000	$26.96
19333140120000		804	1953	3	1	$22,000	$27.36
19333180050000		804	1950	2	1	$22,000	$27.36
19333050520000		900	1951	2	1	$25,000	$27.78
19333170080000		859	1953	2	1	$24,000	$27.94
19333170090000		841	1953	2	1	$27,000	$32.10
19333060120000		864	1947	2	1	$29,000	$33.56
19333150070000		804	1953	4	2	$27,000	$33.58

Median of all 115 comparables: $16.49 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 115 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.

19303030260000	19294120130000	19334000980000	19304080140000	19284080100000
19333030170000	19283340100000	19283340110000	19284160170000	19284160180000
19284080110000	19284080120000	19284040070000	19284040060000	19284160080000
19284160070000	19294020100000	19294160040000	19294160030000	19294020090000
19333030180000	19333030190000	19294160060000	19294160050000	19293060340000
19293060350000	19303080250000	19303080260000	19284050060000	19284050070000
19284180080000	19284180070000	19284050230000	19284050240000	19284050030000
19284040020000	19284040010000	19304030190000	19284050020000	19304030200000
19304050350000	19304050340000	19303010020000	19333050300000	19303010010000
19304080130000	19293150070000	19293150080000	19293150270000	19293150260000
19294050250000	19284080090000	19284050250000	19284050260000	19294050260000
19333050310000	19293140130000	19293140140000	19334000970000	19331060220000
19331080120000	19334070370000	19283060280000	19304110240000	19303030250000
19334020190000	19331090040000	19331070320000	19334030130000	19294160120000
19331100230000	19331020180000	19334060960000	19294120140000	19331070110000
19331110030000	19331060320000	19334010270000	19331030160000	19283180330000
19294010450000	19331120140000	19331060120000	19331140090000	19284060350000
19331070050000	19304050430000	19333120030000	19334060320000	19333120040000
19294040050000	19293140150000	19304070410000	19334020970000	19283280250000
19304100130000	19331140140000	19294110140000	19304140290000	19331010160000
19331080230000	19334010280000	19331020170000	19333140120000	19333180050000
19333050520000	19333170080000	19331010070000	19331110230000	19333090190000
19333170090000	19332020200000	19333060120000	19333150070000	19333240260000

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.