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	19301030120000
Property address	7001 W 71ST PL
Township	Stickney (36)
Assessor neighborhood	36022
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$28,000	**$23,890**	**$4,110**

14.7% of the current assessed value.
Estimated tax effect about $872 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 25 other properties in assessor neighborhood 36022 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 $16.01 per square foot. This home is assessed at $18.77 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,492 square feet gives $23,890. 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	1,492 square feet
Land area	7,057 square feet
Year built	1945
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	6
Bedrooms	4
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$28,000
Assessed value per square foot	$18.77

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	131
2	Building area within 15% of this home	50
3	Built within 15 years of this home	34
4	Same building type	25
5	Same construction quality grade	25

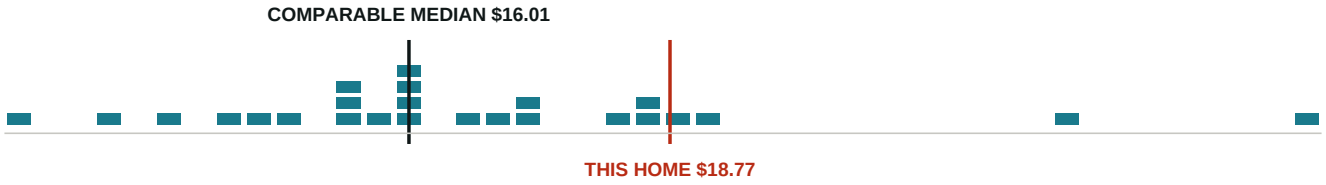
The comparable figure used is the median of all 25 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 25 properties 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	25
Lowest assessed	$11.74 per square foot
25th percentile	$15.36 per square foot
Median	$16.01 per square foot
75th percentile	$18.27 per square foot
Highest assessed	$25.64 per square foot
This home	$18.77 per square foot
Position	assessed above 21 of the 25 comparable properties, the 84th percentile



$11.74 per sq ft — 25 comparable properties by assessed value per square foot, one mark is one property — $25.64 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 25 comparables	$16.01
Building area of this home	1,492 sq ft
Median multiplied by building area	**$23,890**
Current total assessed value	$28,000
Difference, the reduction requested	**$4,110**

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 $4,110 in assessed value is worth roughly $872 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 25 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
19301010350000	7004 W 71ST PL	1,703	1948	4	1	$20,000	$11.74
19301020180000	7110 W 72ND ST	1,464	1946	3	2	$19,001	$12.98
19301000220000	7158 W 71ST PL	1,699	1939	3	1	$23,000	$13.54
19301050060000	7029 W 72ND ST	1,354	1942	2	1	$19,001	$14.03
19301050210000	7014 W 72ND PL	1,529	1950	3	1	$22,001	$14.39
19301050040000	7035 W 72ND ST	1,564	1942	4	1	$23,001	$14.71
19301000340000	7155 W 71ST ST	1,302	1950	3	1	$20,000	$15.36
19301010260000	7056 W 71ST PL	1,426	1946	3	1	$22,000	$15.43
19301100160000	7118 W 74TH ST	1,425	1946	3	1	$22,001	$15.44
19301090060000	7037 W 73RD ST	1,661	1948	5	2	$26,001	$15.65
19301120100000	7101 W 74TH ST	1,320	1947	3	1	$21,000	$15.91
19301090020000	7047 W 73RD ST	1,382	1947	4	2	$22,001	$15.92
19301040160000	7118 W 72ND PL	1,374	1954	3	1	$22,001	$16.01
19301020070000	7117 W 71ST PL	1,385	1946	3	1	$22,193	$16.02
19301040170000	7114 W 72ND PL	1,312	1959	3	1	$22,001	$16.77
19301070190000	7022 W 73RD ST	1,306	1938	3	1	$22,001	$16.85
19301080090000	7103 W 73RD ST 1	1,333	1942	3	1	$23,001	$17.26
19301110140000	7046 W 74TH ST	1,270	1944	4	1	$22,001	$17.32
19301010330000	7014 W 71ST PL HSE	1,368	1947	4	1	$25,000	$18.27
19301110200000	7018 W 74TH ST	1,352	1945	3	1	$25,001	$18.49
19301050220000	7008 W 72ND PL	1,340	1951	4	2	$25,001	$18.66
19301030120000	**7001 W 71ST PL**	**1,492**	**1945**	**4**	**2**	**$28,000**	**$18.77**
19301050080000	7019 W 72ND ST	1,431	1946	3	1	$27,001	$18.87
19301050110000	7005 W 72ND ST	1,402	1943	3	1	$27,001	$19.26
19301100010000	7143 W 73RD PL	1,572	1948	3	1	$36,001	$22.90
19301050070000	7021 W 72ND ST	1,443	1948	4	2	$37,001	$25.64

Median of all 25 comparables: $16.01 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 36022, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 25 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.

19301010350000	19301020180000	19301000220000	19301050060000	19301050210000
19301050040000	19301000340000	19301010260000	19301100160000	19301090060000
19301120100000	19301090020000	19301040160000	19301020070000	19301040170000
19301070190000	19301080090000	19301110140000	19301010330000	19301110200000
19301050220000	19301050080000	19301050110000	19301100010000	19301050070000

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.