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	19321110160000
Property address	8018 AUSTIN AVE
Township	Stickney (36)
Assessor neighborhood	36041
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$28,001	**$24,022**	**$3,979**

14.2% of the current assessed value.
Estimated tax effect about $844 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 626 other properties in assessor neighborhood 36041 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 $23.83 per square foot. This home is assessed at $27.78 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,008 square feet gives $24,022. 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	1,008 square feet
Land area	6,650 square feet
Year built	1960
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$28,001
Assessed value per square foot	$27.78

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	1,940
2	Building area within 15% of this home	689
3	Built within 15 years of this home	666
4	Same building type	629
5	Same construction quality grade	626

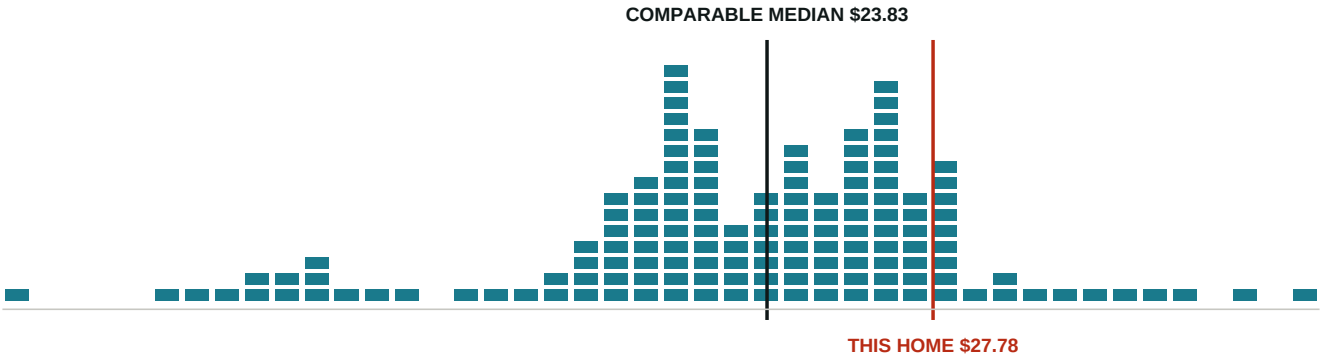
The comparable figure used is the median of all 626 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 626 properties 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	626
Lowest assessed	$5.65 per square foot
25th percentile	$21.40 per square foot
Median	$23.83 per square foot
75th percentile	$26.60 per square foot
Highest assessed	$36.97 per square foot
This home	$27.78 per square foot
Position	assessed above 564 of the 626 comparable properties, the 90th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 626 comparables	$23.83
Building area of this home	1,008 sq ft
Median multiplied by building area	**$24,022**
Current total assessed value	$28,001
Difference, the reduction requested	**$3,979**

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 $3,979 in assessed value is worth roughly $844 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

626 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 626 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
19311130290000	8254 NEWLAND AVE	1,008	1954	3	1	$12,884	$12.78
19311130300000	8254 NEWLAND AVE	1,008	1954	3	1	$12,884	$12.78
19324150140000	8649 MAJOR AVE	1,008	1960	3	1	$13,384	$13.28
19324150150000	8649 MAJOR AVE	1,008	1960	3	1	$13,384	$13.28
19311030130000	8039 S SAYRE AVE	1,008	1956	2	1	$13,830	$13.72
19311030140000	8039 S SAYRE AVE	1,008	1956	2	1	$14,049	$13.94
19322000270000	7935 AUSTIN AVE	1,008	1960	3	1	$14,578	$14.46
19322000280000	7935 AUSTIN AVE	1,008	1960	3	1	$14,766	$14.65
19324100080000	8517 MASSASOIT AVE	1,008	1959	3	1	$19,001	$18.85
19324090210000		1,008	1958	3	1	$20,000	$19.84
19324100210000		1,008	1961	3	1	$20,000	$19.84
19322270070000		1,008	1958	3	1	$20,000	$19.84
19312020280000		1,008	1957	3	1	$20,001	$19.84
19312050030000		1,008	1959	3	1	$20,001	$19.84
19324100070000		1,008	1960	3	1	$20,001	$19.84
19312100250000		1,008	1954	3	1	$22,000	$21.83
19324040180000		1,008	1957	3	1	$22,001	$21.83
19324140040000		1,008	1962	3	1	$22,001	$21.83
19324140060000		1,008	1958	3	1	$22,001	$21.83
19324140160000		1,008	1958	3	1	$22,001	$21.83
19324070090000		1,008	1952	3	1	$22,001	$21.83
19324140170000		1,008	1958	3	1	$22,001	$21.83
19324140020000		1,008	1960	3	1	$22,001	$21.83
19324110300000		1,008	1950	4	1	$22,001	$21.83
19324130130000		1,008	1962	3	1	$22,001	$21.83
19324010030000		1,008	1955	3	1	$23,000	$22.82
19312121060000		1,008	1960	2	1	$23,000	$22.82
19324140030000		1,008	1958	3	1	$23,001	$22.82
19321300510000		1,008	1958	2	1	$24,000	$23.81
19314010320000		1,008	1955	3	1	$25,001	$24.80
19321210170000		1,008	1960	3	1	$25,366	$25.16
19321050110000		1,008	1959	3	1	$26,000	$25.79
19321110120000		1,008	1958	3	1	$26,000	$25.79
19321110040000		1,008	1958	3	1	$26,001	$25.79
19321030270000		1,008	1960	3	1	$27,000	$26.79
19321130100000		1,008	1959	3	1	$27,000	$26.79
19321030250000		1,008	1960	3	1	$27,000	$26.79
19322180040000		1,008	1959	3	1	$27,001	$26.79
19321090020000		1,008	1959	2	1	$27,001	$26.79
19321040140000		1,008	1959	3	1	$27,001	$26.79

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19321110190000		1,008	1960	2	1	$27,001	$26.79
19322080110000		1,008	1959	3	1	$27,001	$26.79
19321130040000		1,008	1959	3	1	$27,001	$26.79
19321160190000		1,008	1959	3	1	$27,001	$26.79
19321060260000		1,008	1959	2	1	$27,001	$26.79
19321090150000		1,008	1959	3	1	$27,001	$26.79
19322180030000		1,008	1959	2	1	$27,001	$26.79
19321040130000		1,008	1961	3	1	$27,001	$26.79
19321090030000		1,008	1959	3	1	$27,001	$26.79
19321210160000		1,008	1961	3	1	$27,001	$26.79
19321150100000		1,008	1959	3	1	$27,001	$26.79
19321210180000		1,008	1961	3	1	$27,001	$26.79
19321090040000		1,008	1959	3	1	$27,001	$26.79
19321100220000		1,008	1958	3	1	$27,001	$26.79
19321110170000		1,008	1959	3	1	$27,001	$26.79
19321160180000		1,008	1959	3	1	$27,001	$26.79
19313070220000		1,008	1961	3	1	$27,686	$27.47
19322310520000		1,008	1972	3	1	$28,000	$27.78
19321160240000		1,008	1959	3	1	$28,000	$27.78
19324010130000		1,008	1959	3	1	$28,000	$27.78
19321110160000	**8018 AUSTIN AVE**	**1,008**	**1960**	**3**	**1**	**$28,001**	**$27.78**

Median of all 626 comparables: $23.83 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 36041, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 626 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.

19311020120000	19311030010000	19311080250000	19311080260000	19312121130000
19311130260000	19311130250000	19311080200000	19324130210000	19324130200000
19311080190000	19312020190000	19312020180000	19322220290000	19322220280000
19322280020000	19321120100000	19321120090000	19311130290000	19311130300000
19311080320000	19311080310000	19311020130000	19311020140000	19314130350000
19314130340000	19311130320000	19321020170000	19321020180000	19324150140000
19324150150000	19311130270000	19311130280000	19311030130000	19311130310000
19311130100000	19311130110000	19311030140000	19322000270000	19321070110000
19321070120000	19322000280000	19322280010000	19311030020000	19312121140000
19324090440000	19322290100000	19322220260000	19324080140000	19312050180000
19324100080000	19312040150000	19321220100000	19322300280000	19323160160000
19323000080000	19323210160000	19311130120000	19324190270000	19322310550000
19322080070000	19321130070000	19322110080000	19324090210000	19324100210000
19322270070000	19312020280000	19312050030000	19324100070000	19321230080000
19312090130000	19323130230000	19324110010000	19322180130000	19322020170000
19322290120000	19322040140000	19314100130000	19324150050000	19323140150000
19314100170000	19312120860000	19321270070000	19312120850000	19322310350000
19313060110000	19323130140000	19314020340000	19312050140000	19324060160000
19324110210000	19322080160000	19322220310000	19314020910000	19323000190000
19311030100000	19312050170000	19324130140000	19311030090000	19321230040000
19323120200000	19311020110000	19312100240000	19324160080000	19323000230000
19322190040000	19322080120000	19321230150000	19314000320000	19313070190000
19324200370000	19324150080000	19324150190000	19312040160000	19314150050000
19324150090000	19323140350000	19312121040000	19313220080000	19314021080000
19324030120000	19322190220000	19313240100000	19313240080000	19314100240000
19314060260000	19311170100000	19324210020000	19311160180000	19322120140000
19311090050000	19313180080000	19321300340000	19311160230000	19321190070000
19313130160000	19322290080000	19322290070000	19322210110000	19311190220000
19322200030000	19322030260000	19323190070000	19323000050000	19323190380000
19311130090000	19323210170000	19311130080000	19323000180000	19323210080000
19321270010000	19323000200000	19324130180000	19323210200000	19322290090000
19324090450000	19311050070000	19311150200000	19324130040000	19324130190000
19311180100000	19311190080000	19312020230000	19324150040000	19314040320000
19322270010000	19323000330000	19313070270000	19322190030000	19313090090000
19323180140000	19312050160000	19322290010000	19322290020000	19322290270000
19314050170000	19314020440000	19321300130000	19314000360000	19314000300000
19323010270000	19312080250000	19324150200000	19312100250000	19324040180000
19324140040000	19324140060000	19324140160000	19324070090000	19324140170000
19324140020000	19324110300000	19324130130000	19321250150000	19324070180000
19322300340000	19311070130000	19312120730000	19323160170000	19314070610000
19313110090000	19311170120000	19311160100000	19322190240000	19313090210000
19324110390000	19321000110000	19321010120000	19324110020000	19323020180000
19323020170000	19322210150000	19312121000000	19324020080000	19322000220000
19321000060000	19314100300000	19324010110000	19313000090000	19321210190000
19323010250000	19312121320000	19312121190000	19321300100000	19324110230000

19312020270000	19323190130000	19323200030000	19323190180000	19323190010000
19323190040000	19323200160000	19323190370000	19323190360000	19323190300000
19323190060000	19323200190000	19323190160000	19323210230000	19323210260000
19323210270000	19323180040000	19323210130000	19313220130000	19314100090000
19311190120000	19312120940000	19312020240000	19324030130000	19311190300000
19312121350000	19324030140000	19311190170000	19314040210000	19322260160000
19322260150000	19312120960000	19324050130000	19314150030000	19322260180000
19324050190000	19314010670000	19314000390000	19313130130000	19313020110000
19322290060000	19312100650000	19323110020000	19311140100000	19314100120000
19324020090000	19314010760000	19314020590000	19323170300000	19324010030000
19312121060000	19324140030000	19313100210000	19313100180000	19322300330000
19324020070000	19323160020000	19312030060000	19313130150000	19314020090000
19323120110000	19324120240000	19314130420000	19312120920000	19321190090000
19324010120000	19312030310000	19312050090000	19312100700000	19314060590000
19312110300000	19312100600000	19312100610000	19323160010000	19321260030000
19313150190000	19313230450000	19313230470000	19321300010000	19313230460000
19322070060000	19322300200000	19324040140000	19314000380000	19324120160000
19322290230000	19321300110000	19321300510000	19322020160000	19312100570000
19323100030000	19312080290000	19312121110000	19313070150000	19322300350000
19312121100000	19312121120000	19322300360000	19314100260000	19311130210000
19321300080000	19321260020000	19313160130000	19311160120000	19322210250000
19324110220000	19312030390000	19324120150000	19324120170000	19312050080000
19312050060000	19312050040000	19324010190000	19312080020000	19322270080000
19312070230000	19312080010000	19312080040000	19312070100000	19322120200000
19321060230000	19312110800000	19312110290000	19314020860000	19324120200000
19312070060000	19312070070000	19322050110000	19322320130000	19322200090000
19314100210000	19311050050000	19324120190000	19322150040000	19314010320000
19311160250000	19323150020000	19323100070000	19312070280000	19323100110000
19322220400000	19312080320000	19323100100000	19323150030000	19323100240000
19312070260000	19312070270000	19323100090000	19323150080000	19321190060000
19321180170000	19314010220000	19322040210000	19324040160000	19321210170000
19322290110000	19322310410000	19323190170000	19312050050000	19322020230000
19312040180000	19322050100000	19312040080000	19312040170000	19312040090000
19312050260000	19324100030000	19324100010000	19324100020000	19312080130000
19322320180000	19313020120000	19321060130000	19312080150000	19313210140000
19324120180000	19312080180000	19314140140000	19312070090000	19312080140000
19312080170000	19314100230000	19314100190000	19314130450000	19322120080000
19322130130000	19314020620000	19322280210000	19321050110000	19321110120000
19321110040000	19321190110000	19322040200000	19324030160000	19313120070000
19313060160000	19322190070000	19322010150000	19322020240000	19322120090000
19314010470000	19312050310000	19312120410000	19313240050000	19312040250000
19312040210000	19322010210000	19324140280000	19324140270000	19312070190000
19322000200000	19312080030000	19321180050000	19322210020000	19321100070000
19322190200000	19324140290000	19312070080000	19322200010000	19312030370000
19312030380000	19312030480000	19312030400000	19324150130000	19322030180000
19321140110000	19323020010000	19322270100000	19322310310000	19322040180000
19322210230000	19322310430000	19313070340000	19313070200000	19321100090000
19312120430000	19322260280000	19312130030000	19322200130000	19321060220000
19323100040000	19312080300000	19323150010000	19323100080000	19323100050000
19321030280000	19323150050000	19323100060000	19323100120000	19323070020000
19312080070000	19322210030000	19322110140000	19322120100000	19322110170000
19322120060000	19322110190000	19322120110000	19322110150000	19311140090000
19322190050000	19312050280000	19314020830000	19322030170000	19322120050000

19321160070000	19321030270000	19321130100000	19321030250000	19322180040000
19321090020000	19321040140000	19321110190000	19322080110000	19321130040000
19321160190000	19321060260000	19321090150000	19322180030000	19321040130000
19321090030000	19321210160000	19321150100000	19321210180000	19321090040000
19321100220000	19321110170000	19321160180000	19321120410000	19321070510000
19313130320000	19312040230000	19312050120000	19312050100000	19322200150000
19322210040000	19324140260000	19324190190000	19323140010000	19321070400000
19322180230000	19314060430000	19323020210000	19323020190000	19321180160000
19321180150000	19311000440000	19324080220000	19322310330000	19322030080000
19321190100000	19321070530000	19321120430000	19321070560000	19321070550000
19321120450000	19312121300000	19321120420000	19311000430000	19321160050000
19322140070000	19313040160000	19312110710000	19312040100000	19314130430000
19311150180000	19313070220000	19313120050000	19323150070000	19323070030000
19322120070000	19322110220000	19313120100000	19313120060000	19322310520000
19321160240000	19324010130000	19321030260000	19322200050000	19321140080000
19321150080000	19321150210000	19321200180000	19321140140000	19321050220000
19321140040000	19321150030000	19321110150000	19321150180000	19321040070000
19321090140000	19321160200000	19321060160000	19321150040000	19321130130000
19322000110000	19321210070000	19321130030000	19311060070000	19322320270000
19312030330000	19321190170000	19321070540000	19312050270000	19321120440000
19324230100000	19323050260000	19324030210000	19321070520000	19324150120000
19313130280000	19313240040000	19321000050000	19314020810000	19322190060000
19323050220000	19321130050000	19323190020000	19322300120000	19322240590000
19322310500000	19322310530000	19321180040000	19321140030000	19312030470000
19314100160000	19311160300000	19311190110000	19322310510000	19313070250000
19321090110000	19322000310000	19312080310000	19312050070000	19313010380000
19322210080000	19311000420000	19322120020000	19324070190000	19323020200000
19324030150000				

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.

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