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	29142280050000
Property address	15708 DANTE DR
Township	Thornton (37)
Assessor neighborhood	37033
Property class	234 Single-family, split level with basement
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$20,000	**$16,867**	**$3,133**

15.7% of the current assessed value.
Estimated tax effect about $665 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 857 other properties in assessor neighborhood 37033 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 $14.78 per square foot. This home is assessed at $17.53 per square foot, which is 19% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,141 square feet gives $16,867. 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	1,141 square feet
Land area	12,015 square feet
Year built	1970
Building type	Split Level
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$20,000
Assessed value per square foot	$17.53

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	1,285
2	Building area within 15% of this home	885
3	Built within 15 years of this home	857
4	Same building type	857
5	Same construction quality grade	857

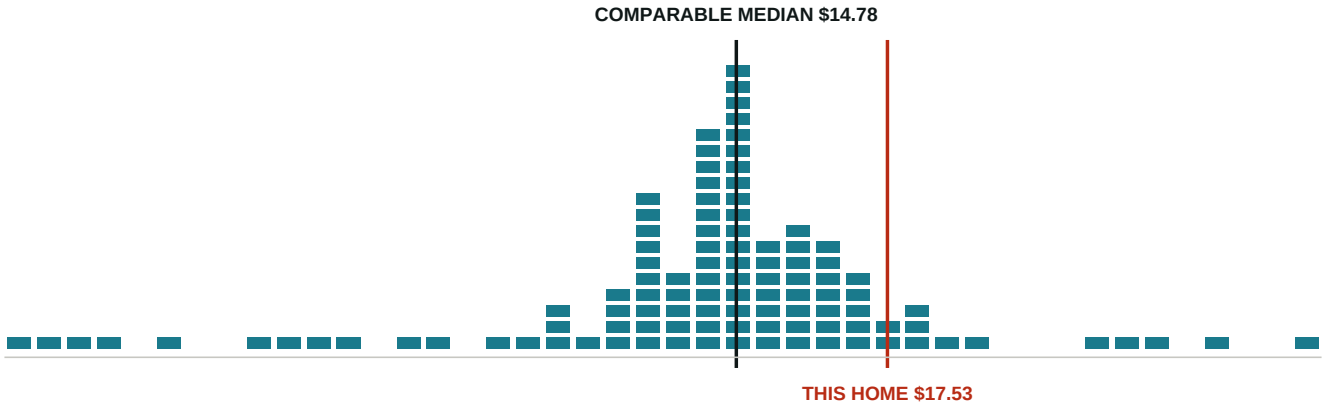
The comparable figure used is the median of all 857 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 857 properties 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	857
Lowest assessed	$1.48 per square foot
25th percentile	$13.79 per square foot
Median	$14.78 per square foot
75th percentile	$15.85 per square foot
Highest assessed	$25.42 per square foot
This home	$17.53 per square foot
Position	assessed above 808 of the 857 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 857 comparables	$14.78
Building area of this home	1,141 sq ft
Median multiplied by building area	**$16,867**
Current total assessed value	$20,000
Difference, the reduction requested	**$3,133**

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 $3,133 in assessed value is worth roughly $665 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

857 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 857 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
29104160390000	647 152ND ST	1,141	1967	3	1	$1,961	$1.72
29104160100000	647 152ND ST	1,141	1967	3	1	$14,086	$12.35
29104250380000		1,141	1964	3	1	$16,000	$14.02
29104180370000		1,141	1963	3	1	$16,000	$14.02
29104170280000		1,141	1963	3	1	$16,000	$14.02
29104260010000		1,141	1964	3	1	$16,000	$14.02
29114140330000		1,141	1969	3	1	$16,000	$14.02
29142200030000		1,141	1970	3	1	$16,000	$14.02
29104170370000		1,141	1963	3	1	$16,000	$14.02
29104160160000		1,141	1961	3	2	$17,000	$14.90
29142190160000		1,141	1971	3	1	$17,000	$14.90
29151070270000		1,141	1969	3	1	$17,000	$14.90
29142200080000		1,141	1969	3	1	$17,000	$14.90
29142190210000		1,141	1971	3	1	$17,000	$14.90
29142200300000		1,141	1970	3	1	$17,000	$14.90
29104170240000		1,141	1964	3	1	$17,000	$14.90
29142190170000		1,141	1971	3	1	$17,000	$14.90
29104170260000		1,141	1964	3	2	$17,000	$14.90
29142200110000		1,141	1968	3	1	$17,000	$14.90
29142200040000		1,141	1968	3	1	$17,000	$14.90
29151070260000		1,141	1968	3	1	$17,000	$14.90
29142190250000		1,141	1969	3	1	$17,000	$14.90
29142190200000		1,141	1970	3	1	$17,000	$14.90
29104170300000		1,141	1963	3	1	$17,000	$14.90
29142190220000		1,141	1971	3	1	$17,000	$14.90
29142200050000		1,141	1972	3	1	$17,000	$14.90
29142200130000		1,141	1968	3	1	$17,000	$14.90
29142190230000		1,141	1969	3	1	$17,000	$14.90
29151060250000		1,141	1968	3	1	$17,000	$14.90
29151060330000		1,141	1968	3	1	$17,000	$14.90
29151070330000		1,141	1968	3	1	$18,000	$15.78
29151070350000		1,141	1979	3	2	$18,000	$15.78
29142210110000		1,141	1969	3	1	$18,000	$15.78
29151070250000		1,141	1968	3	1	$18,000	$15.78
29142200280000		1,141	1972	3	2	$18,000	$15.78
29142200020000		1,141	1970	3	2	$18,000	$15.78
29151060320000		1,141	1968	3	1	$18,000	$15.78
29142210170000		1,141	1968	3	1	$18,000	$15.78
29151070340000		1,141	1968	3	1	$18,000	$15.78
29104160310000		1,141	1959	4	2	$18,000	$15.78

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
29142290160000		1,141	1970	3	1	$18,000	$15.78
29142280080000		1,141	1969	3	2	$19,000	$16.65
29142280120000		1,141	1969	3	1	$19,000	$16.65
29142210140000		1,141	1970	3	1	$19,000	$16.65
29142210160000		1,141	1971	3	1	$19,000	$16.65
29151070320000		1,141	1968	3	2	$19,000	$16.65
29142290150000		1,141	1970	3	1	$19,000	$16.65
29142290080000		1,141	1969	3	1	$19,000	$16.65
29151060350000		1,141	1979	3	2	$19,000	$16.65
29142210150000		1,141	1968	3	1	$19,000	$16.65
29142290300000		1,141	1970	3	1	$19,000	$16.65
29142290100000		1,141	1971	3	2	$19,000	$16.65
29142290090000		1,141	1970	3	1	$19,000	$16.65
29142290270000		1,141	1970	3	1	$19,000	$16.65
29142290210000		1,141	1970	3	1	$19,001	$16.65
29142290370000		1,141	1970	3	1	$19,001	$16.65
29142290380000		1,141	1970	3	1	$19,001	$16.65
29142290250000		1,141	1970	3	1	$19,001	$16.65
29142290060000		1,141	1970	3	1	$20,000	$17.53
29142290120000		1,141	1972	3	2	$20,000	$17.53
29142280050000	**15708 DANTE DR**	**1,141**	**1970**	**3**	**1**	**$20,000**	**$17.53**

Median of all 857 comparables: $14.78 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 37033, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 857 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.

29104240340000	29104160390000	29104260360000	29104180100000	29104160350000
29104180400000	29104100390000	29114110570000	29114060370000	29104260350000
29104230360000	29104230350000	29104240400000	29114070020000	29104240320000
29114070010000	29104260240000	29104260230000	29114060360000	29104260320000
29114240090000	29114110280000	29104100320000	29114270240000	29114240240000
29104160010000	29114240410000	29104070230000	29114210110000	29114230190000
29104180330000	29114210150000	29114260270000	29114280300000	29114290030000
29114280280000	29114280290000	29114260250000	29114280310000	29114280430000
29114290210000	29114290170000	29114290180000	29114290220000	29114290150000
29114280370000	29142320070000	29142320110000	29142320140000	29104240250000
29114190410000	29113000360000	29103090160000	29114280040000	29114280020000
29142310010000	29103090530000	29141320150000	29104180420000	29104160100000
29114290020000	29104090360000	29114280420000	29114270260000	29114270180000
29114270250000	29104070250000	29114270130000	29114240390000	29114110370000
29103090430000	29104080150000	29142300130000	29103090440000	29103090450000
29114280190000	29114240040000	29114190290000	29114170040000	29114230260000
29114170060000	29114200250000	29114210140000	29141310190000	29104070270000
29141400270000	29114270160000	29104170150000	29104170120000	29104030500000
29114260070000	29104160340000	29104000300000	29104000350000	29114150330000
29114110410000	29114150350000	29114110560000	29114150370000	29141410340000
29114280270000	29114280240000	29141410380000	29114270080000	29114280320000
29114290100000	29114280330000	29104180170000	29114220270000	29114250140000
29141500130000	29104020170000	29104290200000	29104290140000	29104020310000
29141510080000	29141310010000	29113110600000	29104100100000	29114270270000
29131090040000	29141420360000	29142300080000	29104100060000	29104080140000
29104080130000	29104230180000	29141310170000	29141420440000	29114290080000
29104180160000	29141340320000	29141410060000	29113150570000	29114270100000
29142310060000	29142310020000	29104090160000	29104000360000	29104100080000
29141380130000	29141340310000	29113120650000	29114150390000	29103090420000
29131050100000	29104290330000	29113250210000	29104170310000	29141560240000
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29131080030000	29104230200000	29131080040000	29104090340000	29104080160000
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29141330340000	29114110600000	29113120580000	29113000370000	29104240200000
29104240160000	29114260280000	29142300100000	29114100360000	29114070360000
29142310100000	29141400280000	29104260250000	29141320170000	29141310250000
29141310180000	29141320060000	29141320120000	29141320080000	29141400130000
29141400050000	29131080140000	29104080120000	29141320100000	29141550430000
29104100360000	29141410370000	29103070510000	29104180350000	29103070550000
29142310110000	29104290300000	29141420510000	29141350160000	29113080520000
29104180430000	29114150380000	29104230370000	29142310120000	29104170140000

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29141320050000	29104010300000	29142300020000	29141340360000	29141340340000
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29141320240000	29141330040000	29131060270000	29104250380000	29104180370000
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29114110470000	29141400010000	29141400090000	29114100450000	29114100500000
29114100530000	29114140320000	29114150510000	29114100560000	29114140590000
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29152210190000	29141420490000	29141530250000	29141420380000	29104070470000
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29113180130000	29142140160000	29142200010000	29142190240000	29142200240000
29151060240000	29142190150000	29142140210000	29142190180000	29142190270000
29151060310000	29151070280000	29104000370000	29151060280000	29151060260000
29142200060000	29151070290000	29142200070000	29142200290000	29142200120000
29104260440000	29104260400000	29104260420000	29152210150000	29152210130000
29141420430000	29152240050000	29103090630000	29103090610000	29113220040000
29113220080000	29104180460000	29152120320000	29113000520000	29113220140000
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29142140200000	29142140280000	29104290340000	29113130330000	29142140080000
29113130150000	29113130170000	29142130040000	29142140220000	29142290180000
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29152230180000	29142130320000	29104240220000	29113250120000	29142130210000
29142130240000	29142130260000	29152200240000	29113220230000	29142280030000
29152220030000	29113240100000	29152210020000	29142120060000	29141330330000
29142180130000	29113000480000	29142140240000	29142140250000	29142280080000
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29142290080000	29151060350000	29142210150000	29142290300000	29142290100000
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29152230240000	29142320060000	29142150170000	29142280020000	29142140300000
29113150430000	29142130270000	29142140260000	29151060300000	29151070310000
29142150140000	29142290140000	29142290130000	29142140270000	29151060270000
29142200190000	29142140180000	29142280100000	29142290170000	29142290110000
29142290050000	29142290260000	29142290070000	29142290190000	29142280110000
29142150130000	29142290040000	29152210170000	29142210030000	29142210020000
29142140140000	29142280010000	29113240120000	29103080200000	29152230230000
29141420520000	29113130130000	29113130300000	29142140090000	29104020220000
29114100410000	29142150120000	29142190320000	29142130180000	29142150190000
29142140130000	29142140290000	29142290320000	29142290060000	29142290120000
29152210010000	29141400100000	29113130220000	29142150020000	29142150010000
29142210130000	29113170010000	29142130290000	29142150110000	29142180370000
29113010440000	29151060290000	29142150150000	29142150160000	29142290310000
29142280090000	29142150180000	29142290360000	29142280070000	29142290200000
29142290220000	29142290230000	29142290240000	29141560230000	29142290330000
29142130310000	29113130320000	29113130140000	29142290290000	29114100460000
29141410360000	29104190130000	29113010430000	29142290350000	29142290340000
29113200080000	29142170350000	29131080020000	29142280060000	29152220060000
29114100370000	29142280130000	29113240080000	29152220090000	29142200170000
29113250300000	29142200100000			

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.