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	16022160140000
Property address	3525 W HIRSCH ST
Township	West Chicago (77)
Assessor neighborhood	77020
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$33,000	**$28,016**	**$4,984**

15.1% of the current assessed value.
Estimated tax effect about $1,057 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 197 other properties in assessor neighborhood 77020 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 $21.85 per square foot. This home is assessed at $25.74 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,282 square feet gives $28,016. 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	1,282 square feet
Land area	3,100 square feet
Year built	1903
Building type	1.5 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	None recorded

Total assessed value	$33,000
Assessed value per square foot	$25.74

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	834
2	Building area within 15% of this home	342
3	Built within 15 years of this home	234
4	Same building type	197
5	Same construction quality grade	197

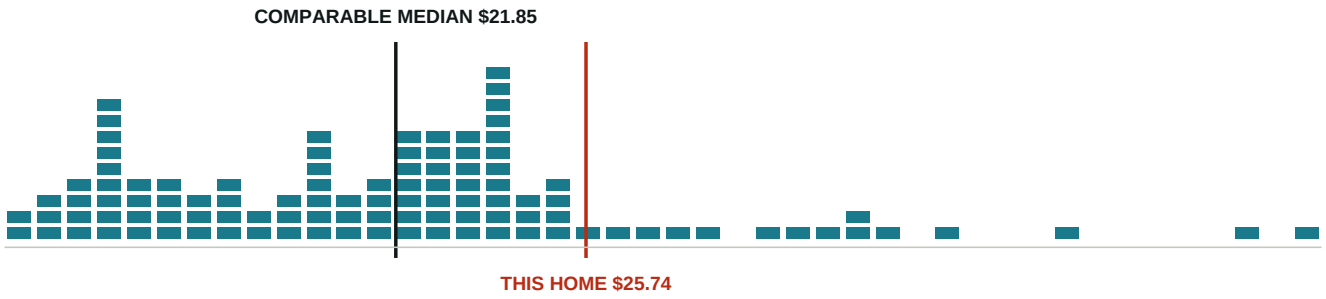
The comparable figure used is the median of all 197 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 197 properties 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	197
Lowest assessed	$13.85 per square foot
25th percentile	$17.58 per square foot
Median	$21.85 per square foot
75th percentile	$23.90 per square foot
Highest assessed	$40.78 per square foot
This home	$25.74 per square foot
Position	assessed above 173 of the 197 comparable properties, the 88th percentile



$13.85 per sq ft — 197 comparable properties by assessed value per square foot, one mark is 2 properties — $40.78 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 197 comparables	$21.85
Building area of this home	1,282 sq ft
Median multiplied by building area	**$28,016**
Current total assessed value	$33,000
Difference, the reduction requested	**$4,984**

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 $4,984 in assessed value is worth roughly $1,057 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

197 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 197 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
16034270260000	824 N KEELER AVE	1,228	1905	2	1	$18,117	$14.75
16034010390000	4206 W HADDON AVE	1,329	1898	3	1	$21,001	$15.80
16034110380000	4212 W AUGUSTA BLVD	1,320	1900	3	1	$21,000	$15.91
16034230100000	931 N KEYSTONE AVE	1,320	1910	2	1	$22,000	$16.67
16034100160000	4317 W CORTEZ ST	1,308	1895	3	1	$23,000	$17.58
16032300310000	4142 W CRYSTAL ST	1,350	1893	2	1	$24,800	$18.37
16032150350000	4249 W LE MOYNE AVE 1	1,231	1898	2	1	$22,801	$18.52
16032000450000		1,321	1892	3	1	$25,000	$18.93
16021040330000		1,284	1888	2	1	$25,000	$19.47
16021130420000		1,255	1903	2	1	$25,000	$19.92
16032280260000		1,344	1898	3	2	$27,000	$20.09
16021010230000		1,286	1890	3	1	$26,000	$20.22
16032040150000		1,333	1894	5	3	$27,000	$20.26
16021310130000		1,280	1888	3	1	$26,001	$20.31
16022000390000		1,282	1898	3	1	$26,300	$20.51
16021140170000		1,267	1908	3	1	$26,000	$20.52
16022160050000		1,345	1903	3	1	$28,134	$20.92
16022130330000		1,295	1905	4	2	$27,735	$21.42
16022130260000		1,266	1903	2	1	$27,241	$21.52
16022120060000		1,312	1903	2	1	$28,464	$21.70
16022120460000		1,290	1903	3	1	$28,000	$21.71
16034300320000		1,282	1913	2	1	$28,001	$21.84
16022000340000		1,325	1898	3	3	$29,000	$21.89
16024100050000		1,323	1906	3	1	$29,000	$21.92
16021150180000		1,320	1888	3	1	$29,000	$21.97
16021140160000		1,267	1908	4	2	$28,001	$22.10
16032160330000		1,308	1912	3	2	$29,000	$22.17
16024090430000		1,260	1908	2	1	$28,000	$22.22
16022080320000		1,301	1903	2	1	$29,000	$22.29
16024110180000		1,290	1915	3	1	$29,000	$22.48
16034220060000		1,240	1911	3	2	$28,000	$22.58
16022050070000		1,309	1898	3	3	$29,730	$22.71
16021150110000		1,267	1888	3	1	$29,000	$22.89
16021140100000		1,267	1913	4	1	$29,001	$22.89
16021130200000		1,233	1906	4	2	$28,298	$22.95
16024100260000		1,260	1906	2	1	$29,001	$23.02
16022080380000		1,215	1905	2	1	$28,000	$23.05
16021130170000		1,249	1903	2	1	$29,000	$23.22
16022040080000		1,290	1898	2	1	$30,000	$23.26
16021150100000		1,316	1888	3	1	$30,891	$23.47

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
16021130360000		1,277	1903	3	2	$30,000	$23.49
16021100170000		1,233	1898	3	1	$29,000	$23.52
16022040040000		1,260	1898	3	1	$29,691	$23.56
16022120290000		1,260	1903	2	1	$29,700	$23.57
16022120180000		1,312	1903	2	1	$31,000	$23.63
16022080260000		1,286	1910	3	2	$30,431	$23.66
16022130070000		1,260	1903	3	1	$30,000	$23.81
16021200020000		1,260	1893	4	2	$30,000	$23.81
16022220290000		1,291	1908	2	1	$31,000	$24.01
16022120300000		1,260	1903	3	1	$30,300	$24.05
16021140150000		1,284	1908	3	1	$31,001	$24.14
16022050160000		1,322	1903	3	1	$32,000	$24.21
16022160150000		1,273	1908	3	2	$31,000	$24.35
16022160110000		1,312	1903	3	2	$32,000	$24.39
16022120310000		1,260	1903	2	1	$31,000	$24.60
16021190130000		1,346	1903	2	1	$34,000	$25.26
16022120350000		1,265	1904	3	1	$32,000	$25.30
16022160140000	**3525 W HIRSCH ST**	**1,282**	**1903**	**3**	**1**	**$33,000**	**$25.74**
16022010360000		1,233	1898	3	1	$34,000	$27.58
16022170430000		1,229	1903	2	2	$37,001	$30.11
16022090330000		1,312	1905	3	2	$53,500	$40.78

Median of all 197 comparables: $21.85 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 77020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 197 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.

16034230140000	16034230210000	16034220190000	16021150190000	16034050040000
16034150070000	16034270260000	16034120030000	16034130130000	16034310030000
16034220380000	16034230270000	16034300230000	16034210280000	16034220010000
16034060050000	16034040220000	16034130340000	16034010390000	16034120300000
16034120270000	16034040180000	16034130230000	16034200070000	16034140270000
16034140300000	16034120230000	16034110380000	16034200060000	16034130030000
16034220230000	16034140250000	16034230160000	16034230320000	16034250240000
16034230290000	16034140160000	16034230100000	16034140330000	16034200020000
16021140080000	16034260160000	16034220100000	16032300230000	16034050110000
16034060390000	16032330320000	16034140170000	16032280080000	16034100160000
16032140220000	16021130350000	16034050310000	16034220210000	16021200240000
16032300310000	16032300280000	16034180260000	16021290110000	16032150350000
16021140140000	16032320080000	16032000450000	16022120360000	16022090290000
16021040330000	16032200350000	16021210200000	16021130420000	16032270020000
16032280260000	16021010300000	16021220300000	16021010230000	16032300290000
16032040150000	16021070440000	16021310130000	16032320350000	16021070360000
16022000390000	16021140170000	16022160310000	16032300380000	16032250140000
16021210090000	16022160010000	16022160050000	16021130290000	16032280040000
16022130330000	16021020410000	16022130260000	16021310060000	16022120060000
16022120460000	16022170300000	16034300320000	16021210350000	16021130410000
16021140070000	16021140120000	16022000340000	16024100050000	16021150180000
16021140160000	16032160330000	16022100370000	16024090430000	16032200130000
16022080320000	16034220250000	16024110180000	16032170180000	16034220060000
16022130190000	16022050070000	16024110120000	16022160270000	16021150110000
16021140100000	16022010300000	16021130200000	16022080470000	16024100260000
16022080380000	16021200300000	16021130170000	16022080450000	16022040080000
16022080420000	16021150100000	16021130360000	16021100170000	16022160430000
16022040040000	16022120290000	16022080500000	16022120180000	16022080260000
16024090440000	16022220390000	16022080460000	16022130070000	16021010130000
16021200020000	16024080140000	16022200260000	16021130180000	16021180060000
16021130190000	16022220290000	16021210330000	16022120300000	16022080360000
16022080390000	16022080400000	16021140150000	16022050160000	16024090400000
16022170210000	16021150220000	16022160150000	16022160110000	16022120310000
16022120070000	16022180040000	16021000190000	16022120280000	16021150080000
16021190130000	16022120350000	16022000260000	16021040200000	16022120200000
16022220480000	16021070200000	16022200250000	16021010240000	16022010360000
16022010280000	16022170180000	16022120420000	16022170430000	16022170160000
16022180050000	16022170250000	16022170170000	16022050030000	16021310040000
16022170200000	16022170350000	16024100070000	16032300330000	16022250040000
16021130210000	16022090330000			

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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