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	16121090300000
Property address	3155 W FRANKLIN BLVD
Township	West Chicago (77)
Assessor neighborhood	77101
Property class	207 Single-family, one story, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$30,000

11.4% of the current assessed value.

COMPARABLES IMPLY

$26,570

Estimated tax effect about $728 a year at a 7% composite rate.

REDUCTION REQUESTED

$3,430

SECTION 1

The argument in one paragraph

The Assessor values 17 other properties in assessor neighborhood 77101 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 $17.21 per square foot. This home is assessed at $19.43 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,544 square feet gives $26,570. 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	1,544 square feet
Land area	3,644 square feet
Year built	1998
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$30,000
Assessed value per square foot	$19.43

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	41
2	Building area within 15% of this home	29
3	Built within 15 years of this home	17
4	Same building type	17
5	Same construction quality grade	17

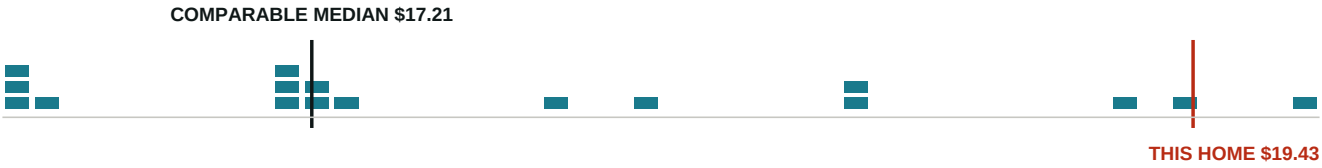
The comparable figure used is the median of all 17 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 17 properties 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	17
Lowest assessed	$16.43 per square foot
25th percentile	$17.14 per square foot
Median	$17.21 per square foot
75th percentile	$18.57 per square foot
Highest assessed	$19.75 per square foot
This home	$19.43 per square foot
Position	assessed above 15 of the 17 comparable properties, the 88th percentile



$16.43 per sq ft — 17 comparable properties by assessed value per square foot, one mark is one property — $19.75 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 17 comparables	$17.21
Building area of this home	1,544 sq ft
Median multiplied by building area	**$26,570**
Current total assessed value	$30,000
Difference, the reduction requested	**$3,430**

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 $3,430 in assessed value is worth roughly $728 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 17 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
16111080360000	3939 W HURON ST	1,400	2002	3	1	$23,000	$16.43
16111080330000	3955 W HURON ST	1,400	2002	3	1	$23,000	$16.43
16111080310000	3943 W HURON ST	1,400	2002	3	1	$23,000	$16.43
16111080400000	3956 W ERIE ST	1,330	2003	3	1	$22,000	$16.54
16111080350000	3951 W HURON ST	1,400	2002	3	1	$24,000	$17.14
16111080300000	3947 W HURON ST	1,400	2002	3	1	$24,000	$17.14
16111080340000	3935 W HURON ST	1,400	2002	3	1	$24,000	$17.14
16111290440000	406 N HAMLIN AVE	1,569	2008	3	2	$27,000	$17.21
16111290450000	404 N HAMLIN AVE	1,569	2008	3	2	$27,000	$17.21
16111080370000	3944 W ERIE ST	1,330	2003	3	1	$23,000	$17.29
16111290430000	408 N HAMLIN AVE	1,569	2008	3	2	$28,000	$17.85
16111080390000	3952 W ERIE ST	1,330	2003	3	1	$24,000	$18.05
16111080420000	3957 W HURON ST	1,400	2004	3	1	$26,000	$18.57
16121090320000	3151 W FRANKLIN BLVD	1,559	1998	3	2	$29,000	$18.60
16121090310000	3153 W FRANKLIN BLVD	1,559	1998	3	2	$30,000	$19.24
16121090290000	3159 W FRANKLIN BLVD	1,544	1998	3	2	$30,000	$19.43
16121090300000	**3155 W FRANKLIN BLVD**	**1,544**	**1998**	**3**	**2**	**$30,000**	**$19.43**
16111080380000	3948 W ERIE ST	1,330	2003	3	1	$26,266	$19.75

Median of all 17 comparables: $17.21 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 77101, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 17 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.

16111080360000	16111080330000	16111080310000	16111080400000	16111080350000
16111080300000	16111080340000	16111290440000	16111290450000	16111080370000
16111290430000	16111080390000	16111080420000	16121090320000	16121090310000
16121090290000	16111080380000			

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.