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	16123270280000
Property address	2838 W WARREN BLVD
Township	West Chicago (77)
Assessor neighborhood	77102
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$27,000	**$21,681**	**$5,319**

19.7% of the current assessed value.
Estimated tax effect about $1,128 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 44 other properties in assessor neighborhood 77102 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 $10.36 per square foot. This home is assessed at $12.91 per square foot, which is 25% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,092 square feet gives $21,681. 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	2,092 square feet
Land area	3,013 square feet
Year built	1893
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	7
Bedrooms	4
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$27,000
Assessed value per square foot	$12.91

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	146
2	Building area within 15% of this home	50
3	Built within 15 years of this home	44
4	Same building type	44
5	Same construction quality grade	44

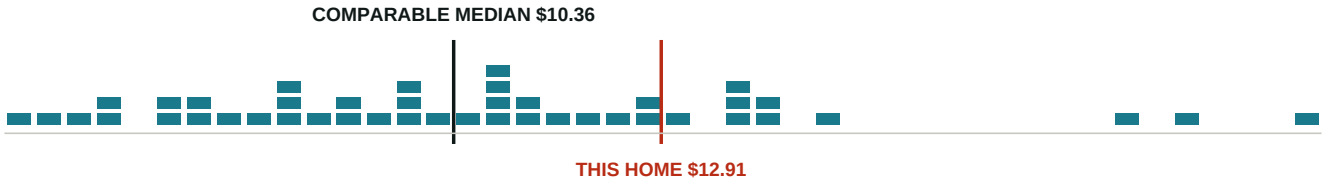
The comparable figure used is the median of all 44 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 44 properties 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	44
Lowest assessed	$4.86 per square foot
25th percentile	$8.34 per square foot
Median	$10.36 per square foot
75th percentile	$12.67 per square foot
Highest assessed	$20.99 per square foot
This home	$12.91 per square foot
Position	assessed above 34 of the 44 comparable properties, the 77th percentile



$4.86 per sq ft — 44 comparable properties by assessed value per square foot, one mark is one property — $20.99 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 44 comparables	$10.36
Building area of this home	2,092 sq ft
Median multiplied by building area	**$21,681**
Current total assessed value	$27,000
Difference, the reduction requested	**$5,319**

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 $5,319 in assessed value is worth roughly $1,128 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 44 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
16152220440000	4102 W VAN BUREN ST	2,160	1888	4	2	$10,500	$4.86
16153160490000	4510 W FIFTH AVE	1,920	1892	4	2	$10,400	$5.42
16152100430000	4104 W ADAMS ST	1,934	1898	3	1	$11,400	$5.89
16151110330000	4432 W ADAMS ST	2,096	1898	4	1	$12,500	$5.96
16151100160000	4522 W ADAMS ST	1,816	1893	4	1	$11,279	$6.21
16151020400000	4500 W MONROE ST	1,841	1908	4	1	$12,389	$6.73
16152260250000	4152 W CONGRESS PKY	1,908	1898	4	2	$13,300	$6.97
16151190020000	4537 W JACKSON BLVD	1,924	1898	3	3	$13,747	$7.15
16143020270000	3834 W FLOURNOY ST	2,002	1898	3	1	$14,700	$7.34
16104200280000	4148 W WASHINGTON BLVD	1,786	1908	3	2	$13,300	$7.45
16151050110000	4629 W MONROE ST	2,048	1903	4	1	$16,500	$8.06
16154140530000	4035 W POLK ST	2,064	1898	4	2	$17,400	$8.43
16142040280000	3524 W ADAMS ST	2,024	1898	4	2	$17,129	$8.46
16133170440000	3002 W TAYLOR ST	1,808	1888	3	2	$15,400	$8.52
16113040080000	325 N AVERS AVE	1,868	1888	3	2	$16,100	$8.62
16144020220000	3326 W FLOURNOY ST	2,156	1908	4	2	$19,600	$9.09
16151000230000	4742 W MONROE ST	1,894	1888	3	2	$17,400	$9.19
16152200110000	4329 W GLADYS AVE	1,830	1898	3	2	$17,100	$9.34
16152050410000	4208 W WILCOX ST	1,906	1894	5	1	$18,400	$9.65
16104190110000	4237 W WEST END AVE	1,784	1905	3	2	$17,400	$9.75
16104090210000	4234 W MAYPOLE AVE	2,094	1893	4	2	$20,900	$9.98
16103260280000	4528 W WASHINGTON BLVD	1,955	1903	4	1	$19,700	$10.08
16114000080000	3536 W CARROLL AVE	1,914	1883	2	2	$20,386	$10.65
16154020120000	4331 W LEXINGTON ST 1	1,817	1898	4	3	$19,501	$10.73
16133110150000	2819 W LEXINGTON ST	1,846	1888	4	2	$20,004	$10.84
16114080310000	3227 W FULTON ST	1,997	1888	5	2	$22,000	$11.02
16123250300000	3034 W WARREN BLVD	1,984	1888	4	2	$22,001	$11.09
16113020190000	344 N AVERS AVE	1,944	1891	4	2	$22,000	$11.32
16114050700000	3250 W FULTON ST	1,932	1888	4	1	$22,000	$11.39
16113020160000	352 N AVERS AVE	1,992	1888	3	3	$23,000	$11.55
16154010250000	4338 W LEXINGTON ST	2,046	1900	4	4	$24,285	$11.87
16131230070000	2841 W JACKSON BLVD	2,122	1888	3	2	$26,000	$12.25
16123290240000	3005 W WARREN BLVD	1,814	1889	3	2	$22,907	$12.63
16123240160000	3111 W WASHINGTON BLVD	2,188	1893	6	2	$28,000	$12.80
16123270280000	**2838 W WARREN BLVD**	**2,092**	**1893**	**4**	**2**	**$27,000**	**$12.91**
16114070060000	3445 W FULTON ST	1,956	1886	3	2	$26,000	$13.29
16114020430000	3218 W CARROLL AVE	1,946	1892	4	2	$27,000	$13.87
16133030340000	2828 W FLOURNOY ST	1,938	1878	4	2	$27,000	$13.93
16143130190000	3913 W POLK ST	1,834	1896	3	2	$25,557	$13.94
16123140130000	2923 W WALNUT ST	1,842	1878	3	2	$26,000	$14.12

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
16123300180000	2919 W WARREN BLVD	2,048	1888	4	2	$29,000	$14.16
16131100390000	2936 W ADAMS ST	2,031	1895	4	2	$30,000	$14.77
16123030200000	3120 W FULTON ST	1,940	1899	4	2	$36,000	$18.56
16142130090000	3228 W JACKSON BLVD	2,136	1891	3	3	$41,600	$19.48
16123260270000	2930 W WARREN BLVD	1,810	1897	5	2	$38,000	$20.99

Median of all 44 comparables: $10.36 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 77102, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 44 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.

16152220440000	16153160490000	16152100430000	16151110330000	16151100160000
16151020400000	16152260250000	16151190020000	16143020270000	16104200280000
16151050110000	16154140530000	16142040280000	16133170440000	16113040080000
16144020220000	16151000230000	16152200110000	16152050410000	16104190110000
16104090210000	16103260280000	16114000080000	16154020120000	16133110150000
16114080310000	16123250300000	16113020190000	16114050700000	16113020160000
16154010250000	16131230070000	16123290240000	16123240160000	16114070060000
16114020430000	16133030340000	16143130190000	16123140130000	16123300180000
16131100390000	16123030200000	16142130090000	16123260270000	

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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