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	16244130120000
Property address	1910 S FAIRFIELD AVE
Township	West Chicago (77)
Assessor neighborhood	77115
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$24,000

15.2% of the current assessed value.

COMPARABLES IMPLY

$20,357

REDUCTION REQUESTED

$3,643

Estimated tax effect about $773 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 175 other properties in assessor neighborhood 77115 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 $15.15 per square foot. This home is assessed at $17.86 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,344 square feet gives $20,357. 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	1,344 square feet
Land area	3,000 square feet
Year built	1898
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Slab
Central air	Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	2
Half bathrooms	1

Total assessed value	$24,000
Assessed value per square foot	$17.86

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	896
2	Building area within 15% of this home	434
3	Built within 15 years of this home	318
4	Same building type	175
5	Same construction quality grade	175

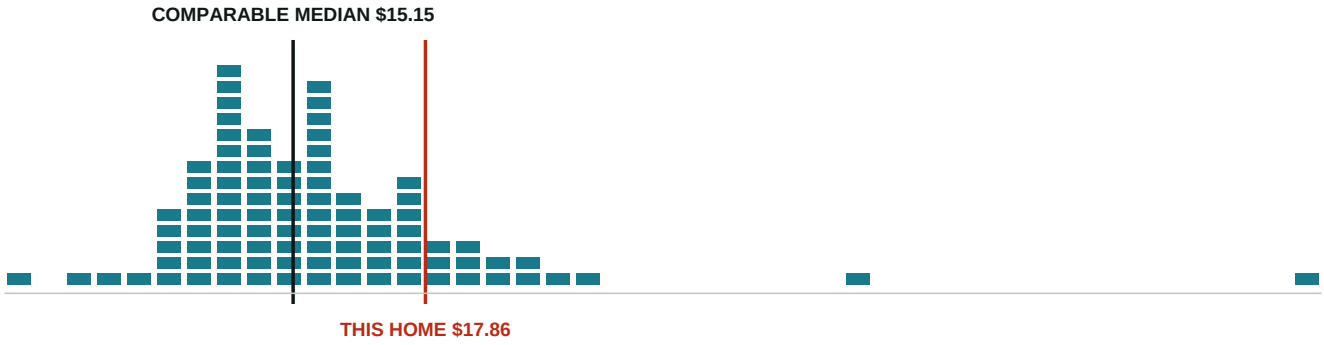
The comparable figure used is the median of all 175 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 175 properties 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	175
Lowest assessed	$9.23 per square foot
25th percentile	$13.88 per square foot
Median	$15.15 per square foot
75th percentile	$16.61 per square foot
Highest assessed	$36.21 per square foot
This home	$17.86 per square foot
Position	assessed above 154 of the 175 comparable properties, the 88th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 175 comparables	$15.15
Building area of this home	1,344 sq ft
Median multiplied by building area	**$20,357**
Current total assessed value	$24,000
Difference, the reduction requested	**$3,643**

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 $3,643 in assessed value is worth roughly $773 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

175 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 175 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
16262030210000	2220 S HOMAN AVE	1,408	1903	3	1	$13,000	$9.23
16262040130000	2225 S HOMAN AVE	1,319	1903	3	1	$14,800	$11.22
16262270090000	2521 S TRUMBULL AVE	1,320	1900	3	1	$15,539	$11.77
16274300260000	3020 S KOMENSKY AVE	1,380	1889	3	1	$17,100	$12.39
16272350090000	4111 W 25TH PL	1,374	1913	2	1	$17,100	$12.45
16272250060000	4365 W 25TH ST	1,362	1903	3	1	$17,200	$12.63
16272200140000	4300 W 25TH ST	1,410	1898	3	1	$18,000	$12.77
16272240110000	4028 W 25TH ST	1,308	1903	4	1	$17,100	$13.07
16272250210000	4358 W 25TH PL	1,300	1908	3	1	$17,200	$13.23
16262120140000	2335 S HOMAN AVE HSE	1,386	1904	3	2	$18,400	$13.28
16274030390000	2652 S KEELER AVE	1,386	1893	4	1	$18,400	$13.28
16264180440000	2848 S TRUMBULL AVE	1,384	1898	3	1	$18,400	$13.29
16261160100000	2433 S LAWNDALE AVE	1,377	1903	3	2	$18,400	$13.36
16261220080000	2521 S HAMLIN AVE	1,321	1884	3	1	$17,903	$13.55
16263120280000	2714 S RIDGEWAY AVE	1,350	1893	3	1	$18,400	$13.63
16272280250000	2520 S KEDVALE AVE	1,369	1908	3	1	$18,700	$13.66
16264080190000	2747 S CENTRAL PARK AVE	1,333	1901	2	1	$18,400	$13.80
16274310050000	3015 S KOMENSKY AVE	1,328	1888	2	1	$18,400	$13.86
16263240260000	3008 S HARDING AVE	1,408	1898	3	1	$19,600	$13.92
16262020270000	2240 S TRUMBULL AVE	1,320	1903	3	1	$18,400	$13.94
16264000210000	2632 S DRAKE AVE	1,319	1901	2	1	$18,400	$13.95
16272290180000	4118 W 25TH PL	1,400	1903	2	1	$19,600	$14.00
16263230140000	2837 S MILLARD AVE	1,398	1906	3	1	$19,600	$14.02
16264090270000	2720 S SAINT LOUIS AVE	1,398	1904	3	1	$19,600	$14.02
16262280320000	2522 S CHRISTIANA AVE	1,302	1898	4	1	$18,400	$14.13
16274250270000		1,405	1903	3	1	$20,001	$14.24
16264210390000		1,365	1889	3	1	$19,700	$14.43
16274200430000		1,350	1903	2	1	$19,600	$14.52
16351080280000		1,350	1895	3	1	$19,600	$14.52
16273120320000		1,348	1903	3	1	$19,700	$14.61
16262100140000		1,284	1893	3	1	$19,000	$14.80
16261160040000		1,321	1896	3	1	$19,600	$14.84
16264000220000		1,410	1901	3	2	$21,000	$14.89
16274050130000		1,401	1903	2	1	$21,000	$14.99
16274240060000		1,399	1910	4	2	$21,000	$15.01
16264220330000		1,294	1899	3	2	$19,600	$15.15
16263150320000		1,291	1903	2	1	$19,600	$15.18
16351030270000		1,380	1909	2	1	$21,001	$15.22
16264220420000		1,378	1898	3	1	$21,000	$15.24
16272290040000		1,290	1898	3	1	$19,700	$15.27

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
16263260420000		1,351	1908	2	1	$21,000	$15.54
16342030350000		1,308	1902	3	1	$20,409	$15.60
16263110380000		1,382	1906	3	2	$22,000	$15.92
16264160170000		1,380	1907	3	2	$22,001	$15.94
16264290110000		1,307	1910	3	1	$21,000	$16.07
16263240370000		1,282	1899	3	2	$21,000	$16.38
16351080300000		1,278	1893	4	2	$21,000	$16.43
16263090060000		1,337	1903	3	1	$22,000	$16.45
16274100080000		1,344	1896	3	1	$23,000	$17.11
16274190400000		1,320	1898	3	1	$23,000	$17.42
16244220030000		1,320	1893	2	1	$23,000	$17.42
16253110170000		1,318	1903	3	2	$23,001	$17.45
16263120350000		1,315	1903	5	2	$23,000	$17.49
16274140390000		1,308	1898	4	3	$23,000	$17.58
16244130120000	**1910 S FAIRFIELD AVE**	**1,344**	**1898**	**2**	**2**	**$24,000**	**$17.86**
16244230110000		1,320	1888	2	1	$24,000	$18.18
16252130020000		1,320	1888	5	3	$24,000	$18.18
16274050270000		1,377	1908	3	2	$25,867	$18.79
16243140370000		1,285	1888	3	2	$25,001	$19.46
16251060170000		1,292	1891	3	2	$26,000	$20.12
16252040350000		1,289	1903	3	2	$26,000	$20.17

Median of all 175 comparables: $15.15 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 77115, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 175 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.

16262030210000	16261030120000	16272160100000	16264070220000	16262040130000
16262270090000	16272250080000	16274300260000	16272350090000	16252190280000
16272300060000	16272250060000	16274120270000	16272200140000	16274040330000
16264240350000	16263290340000	16272290170000	16274150060000	16272280210000
16272240110000	16251020170000	16351060320000	16263020100000	16272250210000
16262120140000	16274030390000	16261220260000	16264180440000	16274290180000
16261160100000	16264100350000	16262180150000	16261220080000	16261220280000
16263140400000	16261070180000	16263120280000	16272280250000	16264230070000
16264080190000	16272250040000	16342070140000	16274310050000	16274070170000
16263270240000	16263240260000	16262020270000	16274240280000	16342030300000
16264000210000	16263270270000	16342020170000	16272290180000	16351080340000
16263230140000	16264090270000	16342040110000	16262280320000	16264280170000
16274250270000	16262290270000	16263230100000	16261220360000	16264210390000
16264160130000	16273120310000	16274200430000	16351080280000	16263270290000
16274280270000	16264110050000	16274140030000	16263090410000	16251190210000
16273120320000	16274210370000	16274180300000	16274110350000	16262270120000
16262100140000	16261160040000	16342020480000	16263140110000	16264000220000
16274050130000	16274240060000	16264220330000	16263150320000	16351030270000
16264080150000	16264220420000	16272290040000	16274200100000	16263130270000
16342030360000	16274140130000	16263120410000	16263030350000	16263260420000
16263130150000	16342030350000	16272250030000	16274060150000	16263180400000
16274190160000	16351140080000	16274260050000	16342030220000	16263230040000
16342080070000	16274050190000	16274020270000	16274010160000	16274210080000
16263110380000	16263290210000	16264160170000	16263190270000	16274210160000
16263170410000	16264290110000	16264270180000	16272290020000	16351040100000
16263240370000	16351080300000	16263090060000	16252130040000	16263090050000
16264040410000	16263270360000	16274110150000	16251110150000	16272240060000
16243140190000	16261230210000	16342080060000	16251080400000	16274100080000
16274180410000	16274100360000	16274060170000	16274190400000	16244220030000
16274030380000	16253110170000	16252130250000	16263120350000	16262050160000
16274050230000	16274140390000	16264160180000	16274020100000	16274180290000
16264200180000	16244230110000	16252130020000	16262060320000	16243150090000
16263170290000	16274050270000	16274210330000	16274170160000	16273120290000
16342020210000	16243140370000	16274030150000	16251060170000	16252040350000
16253050470000	16243140250000	16252160140000	16274290100000	16263300210000

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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