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	16262100400000
Property address	2334 S TRUMBULL AVE
Township	West Chicago (77)
Assessor neighborhood	77115
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$22,500

25.5% of the current assessed value.

COMPARABLES IMPLY

$16,762

Estimated tax effect about $1,217 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,738

SECTION 1

The argument in one paragraph

The Assessor values 680 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 $21.16 per square foot. This home is assessed at $28.41 per square foot, which is 34% above that median. Applying the median the Assessor already uses for those neighbors to this home's 792 square feet gives $16,762. 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	792 square feet
Land area	3,125 square feet
Year built	1903
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	No Central A/C
Rooms	3
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$22,500
Assessed value per square foot	$28.41

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	1,407
2	Building area within 15% of this home	994
3	Built within 15 years of this home	705
4	Same building type	682
5	Same construction quality grade	680

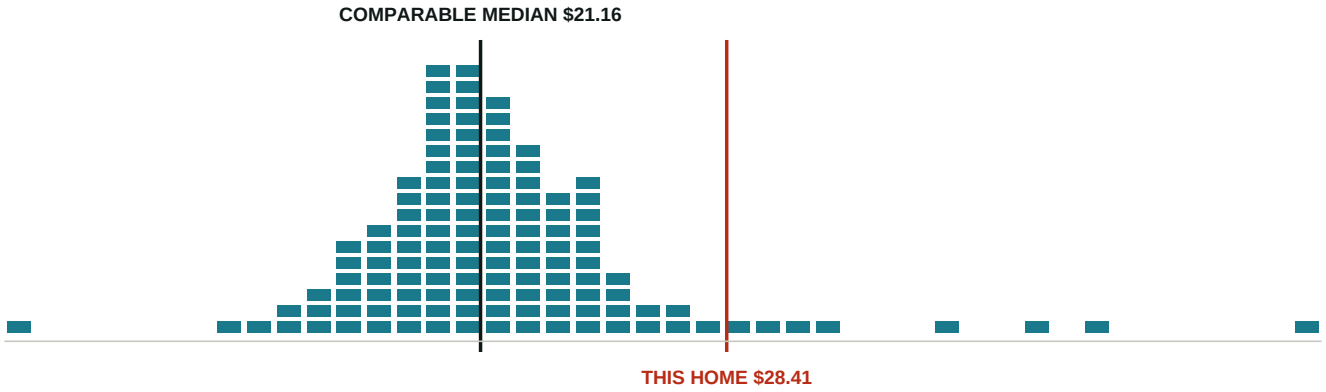
The comparable figure used is the median of all 680 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 680 properties 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	680
Lowest assessed	$7.15 per square foot
25th percentile	$19.62 per square foot
Median	$21.16 per square foot
75th percentile	$22.92 per square foot
Highest assessed	$45.92 per square foot
This home	$28.41 per square foot
Position	assessed above 666 of the 680 comparable properties, the 98th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 680 comparables	$21.16
Building area of this home	792 sq ft
Median multiplied by building area	**$16,762**
Current total assessed value	$22,500
Difference, the reduction requested	**$5,738**

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 $5,738 in assessed value is worth roughly $1,217 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

680 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 680 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
16262070420000	2252 S KEDZIE AVE 2	792	1902	2	1	$13,700	$17.30
16262090020000	2305 S DRAKE AVE	792	1888	2	1	$13,700	$17.30
16251000270000	2220 S TROY ST	792	1898	2	1	$13,900	$17.55
16274180210000		798	1904	2	1	$14,626	$18.33
16264220370000		798	1888	2	1	$14,800	$18.55
16253020210000		798	1888	2	1	$14,800	$18.55
16274220020000		798	1896	2	1	$14,800	$18.55
16272240050000		795	1910	2	1	$14,800	$18.62
16261030460000		792	1903	2	1	$14,800	$18.69
16272240130000		792	1898	2	1	$14,800	$18.69
16263010170000		792	1894	2	1	$14,827	$18.72
16253110150000		798	1904	2	1	$15,000	$18.80
16263080410000		792	1906	2	1	$14,985	$18.92
16274270230000		798	1903	2	1	$15,224	$19.08
16274170070000		798	1908	3	2	$15,428	$19.33
16274110510000		798	1893	2	1	$15,565	$19.51
16263190290000		798	1908	3	1	$15,900	$19.92
16263130090000		798	1903	2	1	$15,900	$19.92
16263130260000		798	1909	2	1	$15,900	$19.92
16263110070000		798	1911	2	1	$15,900	$19.92
16253030160000		798	1888	2	1	$15,900	$19.92
16264020410000		797	1888	2	1	$15,900	$19.95
16263190160000		796	1910	2	1	$15,900	$19.97
16273090360000		792	1902	2	1	$16,000	$20.20
16273120220000		792	1908	2	1	$16,000	$20.20
16264250210000		792	1898	2	1	$16,000	$20.20
16272310060000		792	1909	2	1	$16,000	$20.20
16263080170000		792	1904	2	1	$16,000	$20.20
16274140400000		792	1902	2	1	$16,000	$20.20
16263290030000		792	1893	2	1	$16,000	$20.20
16272240070000		792	1902	2	1	$16,000	$20.20
16274200180000		792	1913	2	1	$16,000	$20.20
16273120200000		792	1911	2	1	$16,000	$20.20
16264270020000		792	1898	2	1	$16,000	$20.20
16263080420000		792	1904	2	1	$16,000	$20.20
16262080310000		792	1893	2	1	$16,000	$20.20
16264210440000		792	1898	2	1	$16,000	$20.20
16264160270000		792	1903	2	1	$16,000	$20.20
16272330090000		792	1893	2	1	$16,300	$20.58
16252130340000		792	1888	2	1	$17,000	$21.46

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
16251060560000		794	1888	2	1	$17,100	$21.54
16263290050000		792	1901	2	1	$17,100	$21.59
16264090320000		792	1901	2	1	$17,100	$21.59
16263010420000		792	1893	2	1	$17,100	$21.59
16274050110000		792	1903	2	1	$17,100	$21.59
16264160060000		792	1903	2	1	$17,400	$21.97
16263270080000		792	1908	2	1	$18,400	$23.23
16273090320000		792	1910	3	2	$18,400	$23.23
16273090330000		792	1903	2	1	$18,400	$23.23
16273090390000		792	1903	2	1	$18,400	$23.23
16351140010000		792	1903	2	1	$18,400	$23.23
16351060120000		792	1908	2	1	$18,400	$23.23
16261230340000		792	1908	2	1	$18,400	$23.23
16244220120000		792	1898	2	1	$18,400	$23.23
16263260110000		792	1910	2	1	$18,400	$23.23
16272160170000		796	1893	4	1	$18,500	$23.24
16262150150000		787	1898	2	1	$18,400	$23.38
16351120140000		790	1910	2	1	$18,700	$23.67
16263080400000		792	1910	2	2	$19,600	$24.75
16252150040000		792	1888	2	1	$19,600	$24.75
16262100400000	**2334 S TRUMBULL AVE**	**792**	**1903**	**2**	**1**	**$22,500**	**$28.41**

Median of all 680 comparables: $21.16 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 680 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.

16261040270000	16261040280000	16251150260000	16262120090000	16261020550000
16262040040000	16262000060000	16262070120000	16251220380000	16251160450000
16261150180000	16272300210000	16252180350000	16263100360000	16262080320000
16272150110000	16262120130000	16251280080000	16272340080000	16262040310000
16251040190000	16262270320000	16264200160000	16264200370000	16264170210000
16262060140000	16262120030000	16262120080000	16272280140000	16272240100000
16262120120000	16262140300000	16262010210000	16262040440000	16274240130000
16272300030000	16272340070000	16262070420000	16262090020000	16264190280000
16261150420000	16251000270000	16272250070000	16262070130000	16274030310000
16272210200000	16262060290000	16253040050000	16261220250000	16272150050000
16251060500000	16251110070000	16251230160000	16251110080000	16261150190000
16262100200000	16272180120000	16272360040000	16274140190000	16251170120000
16274130030000	16251080100000	16251080090000	16264240440000	16262090060000
16251230340000	16263020130000	16264100420000	16264190300000	16261170340000
16262110410000	16262100430000	16262030300000	16251150340000	16264270120000
16274290240000	16263300300000	16274060250000	16261230050000	16262290120000
16251030430000	16261230040000	16274000350000	16261230030000	16272290240000
16252110030000	16252060330000	16272250160000	16274010370000	16274180210000
16274030370000	16262260040000	16251240340000	16253050310000	16264290080000
16264220370000	16253020210000	16274220020000	16264240330000	16252130380000
16272240050000	16263080050000	16263080250000	16261030460000	16272240130000
16263010170000	16264010170000	16274140040000	16253110150000	16272310090000
16274010170000	16264220140000	16251040130000	16263080410000	16263130370000
16252110090000	16264260310000	16263120290000	16274100300000	16253030300000
16263020310000	16264020090000	16251040180000	16262230190000	16274280290000
16264230050000	16274270230000	16263080370000	16274250310000	16274030360000
16273090270000	16263100040000	16274040300000	16272350040000	16264200340000
16274080270000	16251010110000	16252130430000	16251160520000	16274170070000
16261220120000	16263130280000	16263090340000	16261220290000	16274110400000
16264090400000	16263190280000	16264240030000	16261140200000	16252150300000
16274040170000	16274010180000	16251090370000	16264090350000	16253010220000
16264260480000	16274110510000	16263020330000	16264100410000	16253070140000
16274020140000	16264040150000	16264110340000	16264200360000	16264090160000
16274060160000	16262010200000	16253030350000	16264110080000	16263090350000
16273040140000	16263090290000	16274010220000	16273080260000	16253040040000
16251020220000	16274000120000	16253030320000	16274240160000	16264190030000
16264230130000	16251100140000	16262110350000	16264040270000	16274020200000
16262120160000	16251260410000	16253010120000	16263050040000	16273090260000
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16273120210000	16263190290000	16263130090000	16263130260000	16263110070000
16253030160000	16263020280000	16351040180000	16264290180000	16264020410000
16263190160000	16263240340000	16274160040000	16274160290000	16274300210000
16253110120000	16274220090000	16274300020000	16274300060000	16274130120000
16274160130000	16264180210000	16274220080000	16264130070000	16264270430000
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16272310060000	16263080170000	16274140400000	16263290030000	16272240070000
16274200180000	16273120200000	16264270020000	16263080420000	16262080310000
16264210440000	16264160270000	16252110040000	16263130120000	16274010150000
16274130090000	16263100200000	16263250330000	16244140190000	16274020360000
16263130060000	16274160240000	16342020300000	16342070110000	16274160050000
16274220440000	16272150010000	16274110190000	16274110100000	16274110130000
16252130220000	16342040360000	16342040390000	16274180030000	16264170330000
16263140020000	16261220050000	16263290320000	16252000280000	16251170440000
16262190140000	16274110520000	16263230350000	16264080340000	16264220350000
16264020140000	16261040330000	16272330090000	16274050380000	16264170340000
16274210320000	16274200390000	16262150120000	16274220450000	16263150210000
16274070200000	16262150180000	16274310330000	16264210130000	16274310160000
16263300110000	16263140180000	16264110120000	16263160400000	16263160390000
16263240280000	16274010090000	16342010180000	16252110410000	16342070120000
16274140420000	16351130050000	16342010100000	16351040470000	16351060380000
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16264100430000	16264020310000	16264210080000	16251060480000	16274260070000
16244230400000	16262270380000	16263060100000	16274200140000	16253030230000
16251190310000	16264210160000	16342040160000	16342040150000	16264270100000
16342020310000	16263190250000	16274250400000	16253050460000	16274170210000
16274120370000	16264240410000	16264210190000	16274100290000	16264100340000
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16264100140000	16264100190000	16274130400000	16274040310000	16263100050000
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16252050280000	16351040350000	16264180170000	16264280420000	16264160310000
16264040290000	16274250280000	16342010190000	16342010160000	16274130140000
16273120180000	16263090080000	16263140070000	16263100150000	16351040150000
16261140130000	16244220300000	16351110310000	16351110320000	16351110210000
16351110340000	16351110220000	16351110260000	16351110120000	16264210410000
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16261220060000	16274190150000	16261050840000	16351120040000	16351120100000
16351120120000	16351120150000	16351120090000	16351120030000	16351120170000
16351120060000	16351120070000	16351120130000	16351120160000	16351120020000
16252110070000	16264190290000	16342030320000	16274210350000	16274180050000
16342040180000	16342030270000	16342040130000	16342030280000	16264100250000
16244220140000	16351050440000	16351050140000	16263040110000	16351050170000
16351050400000	16252110180000	16274200190000	16263130420000	16274270200000
16351110280000	16351110230000	16273120270000	16264230090000	16351060040000
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16252150040000	16251260050000	16351080070000	16252070290000	16264210170000
16252100080000	16253050070000	16263140140000	16244160210000	16351130240000
16351130260000	16351130210000	16351130300000	16351120310000	16351130060000
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16264220290000	16351130230000	16252070300000	16351040410000	16264100200000
16263290150000	16263300280000	16351120080000	16253010110000	16253030120000
16244160030000	16351040050000	16244130160000	16263240410000	16264090420000
16342080080000	16252110430000	16252000340000	16264160360000	16351130090000
16351130080000	16351130110000	16351130250000	16351040140000	16244160300000
16351120110000	16244160220000	16351130180000	16244160170000	16244150320000
16273120260000	16264210050000	16244280250000	16244140260000	16264230080000
16272180040000	16262140090000	16264170090000	16351130200000	16264110250000

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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