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	24024140210000
Property address	9208 S SAWYER AVE
Township	Worth (39)
Assessor neighborhood	39100
Property class	204 Single-family, large lot
Assessment stage	Mailed value for 2026

ASSESSED NOW

$25,513

31.6% of the current assessed value.

COMPARABLES IMPLY

$17,462

Estimated tax effect about $1,708 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,051

SECTION 1

The argument in one paragraph

The Assessor values 32 other properties in assessor neighborhood 39100 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 $8.03 per square foot. This home is assessed at $11.73 per square foot, which is 46% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,175 square feet gives $17,462. 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	2,175 square feet
Land area	3,125 square feet
Year built	1947
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$25,513
Assessed value per square foot	$11.73

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	79
2	Building area within 15% of this home	61
3	Built within 15 years of this home	52
4	Same building type	32
5	Same construction quality grade	32

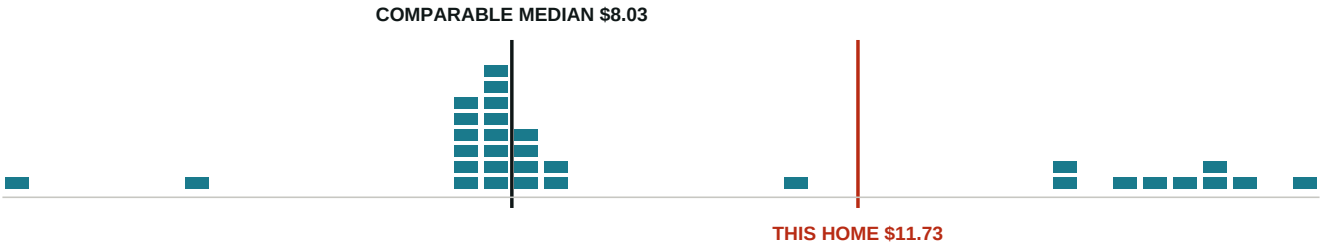
The comparable figure used is the median of all 32 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 32 properties 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	32
Lowest assessed	$2.58 per square foot
25th percentile	$7.75 per square foot
Median	$8.03 per square foot
75th percentile	$13.82 per square foot
Highest assessed	$16.67 per square foot
This home	$11.73 per square foot
Position	assessed above 23 of the 32 comparable properties, the 72nd percentile



$2.58 per sq ft — 32 comparable properties by assessed value per square foot, one mark is one property — $16.67 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 32 comparables	$8.03
Building area of this home	2,175 sq ft
Median multiplied by building area	**$17,462**
Current total assessed value	$25,513
Difference, the reduction requested	**$8,051**

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 $8,051 in assessed value is worth roughly $1,708 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 32 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
24024140220000	9208 S SAWYER AVE	2,175	1947	3	1	$5,613	$2.58
24024050270000	9112 S SPAULDING AVE	2,027	1951	4	2	$9,594	$4.73
24024160050000	9311 S CENTRAL PARK AVE	2,270	1951	3	1	$17,063	$7.52
24024160040000	9311 S CENTRAL PARK AVE	2,270	1951	3	1	$17,063	$7.52
24024260080000	9417 S ST. LOUIS AVE	2,063	1935	3	2	$15,563	$7.54
24024260090000	9417 S ST. LOUIS AVE	2,063	1935	3	2	$15,563	$7.54
24121060270000	9545 S RICHMOND AVE	2,263	1939	3	2	$17,075	$7.55
24121060280000	9545 S RICHMOND AVE	2,263	1939	3	2	$17,075	$7.55
24024160180000	9335 S CENTRAL PARK AVE	2,247	1938	4	2	$17,563	$7.82
24024160190000	9335 S CENTRAL PARK AVE	2,247	1938	4	2	$17,563	$7.82
24024260060000	9411 S ST. LOUIS AVE	2,158	1938	4	2	$17,063	$7.91
24024260070000	9411 S ST. LOUIS AVE	2,158	1938	4	2	$17,063	$7.91
24013160300000	9324 S ALBANY AVE	1,956	1939	3	2	$15,588	$7.97
24013160310000	9324 S ALBANY AVE	1,956	1939	3	2	$15,588	$7.97
24013110120000	9239 S SACRAMENTO AVE	1,877	1953	5	2	$15,036	$8.01
24013110130000	9239 S SACRAMENTO AVE	1,877	1953	5	2	$15,036	$8.01
24024180190000	9347 S ST. LOUIS AVE	1,872	1938	5	2	$15,063	$8.05
24024180200000	9347 S ST. LOUIS AVE	1,872	1938	5	2	$15,063	$8.05
24024180460000	9307 S ST. LOUIS AVE	1,998	1949	3	2	$16,469	$8.24
24024180030000	9307 S ST. LOUIS AVE	1,998	1950	3	2	$16,594	$8.31
24024100410000	9232 S TRUMBULL AVE	1,915	1938	4	1	$16,563	$8.65
24024100400000	9232 S TRUMBULL AVE	1,915	1938	4	1	$16,563	$8.65
24024050280000	9112 S SPAULDING AVE	2,027	1951	4	2	$22,531	$11.12
24024140210000	**9208 S SAWYER AVE**	**2,175**	**1947**	**3**	**1**	**$25,513**	**$11.73**
24024090040000	9207 S CLIFTON PARK AVE	2,101	1937	3	2	$29,000	$13.80
24121150440000	9617 S RICHMOND AVE	2,163	1934	3	2	$30,000	$13.87
24024180060000	9315 S ST. LOUIS AVE	2,125	1936	6	1	$31,000	$14.59
24123110460000	2956 W 102ND ST	1,960	1946	3	2	$29,000	$14.80
24121110460000	9754 S ALBANY AVE	2,186	1958	3	2	$33,000	$15.10
24013080220000	9250 S ALBANY AVE	2,063	1947	4	2	$32,000	$15.51
24121180300000	2916 W 97TH PL	1,864	1951	3	1	$29,000	$15.56
24013070530000	9234 S TROY ST	1,872	1955	3	1	$30,000	$16.03
24121160200000	9656 S MOZART ST	2,040	1952	4	2	$34,000	$16.67

Median of all 32 comparables: $8.03 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39100, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 32 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.

24024140220000	24024050270000	24024160050000	24024160040000	24024260080000
24024260090000	24121060270000	24121060280000	24024160180000	24024160190000
24024260060000	24024260070000	24013160300000	24013160310000	24013110120000
24013110130000	24024180190000	24024180200000	24024180460000	24024180030000
24024100410000	24024100400000	24024050280000	24024090040000	24121150440000
24024180060000	24123110460000	24121110460000	24013080220000	24121180300000
24013070530000	24121160200000			

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.