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	24071010140000
Property address	7022 W 95TH PL
Township	Worth (39)
Assessor neighborhood	39040
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$19,000

24.7% of the current assessed value.

COMPARABLES IMPLY

$14,309

Estimated tax effect about $995 a year at a 7% composite rate.

REDUCTION REQUESTED

$4,691

SECTION 1

The argument in one paragraph

The Assessor values 59 other properties in assessor neighborhood 39040 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 $14.84 per square foot. This home is assessed at $19.71 per square foot, which is 33% above that median. Applying the median the Assessor already uses for those neighbors to this home's 964 square feet gives $14,309. 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	964 square feet
Land area	6,960 square feet
Year built	1952
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	No Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$19,000
Assessed value per square foot	$19.71

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	140
2	Building area within 15% of this home	82
3	Built within 15 years of this home	79
4	Same building type	59
5	Same construction quality grade	59

The comparable figure used is the median of all 59 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 59 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	59
Lowest assessed	$6.25 per square foot
25th percentile	$12.98 per square foot
Median	$14.84 per square foot
75th percentile	$21.89 per square foot
Highest assessed	$28.85 per square foot
This home	$19.71 per square foot
Position	assessed above 31 of the 59 comparable properties, the 53rd percentile



$6.25 per sq ft — 59 comparable properties by assessed value per square foot, one mark is one property — $28.85 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 59 comparables	$14.84
Building area of this home	964 sq ft
Median multiplied by building area	**$14,309**
Current total assessed value	$19,000
Difference, the reduction requested	**$4,691**

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 $4,691 in assessed value is worth roughly $995 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 59 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
24072130260000	9820 S NORMANDY AVE	960	1955	3	1	$6,000	$6.25
24072130250000	9820 S NORMANDY AVE	960	1955	3	1	$9,500	$9.90
24072130240000	9820 S NORMANDY AVE	960	1955	3	1	$9,500	$9.90
24072130220000	9808 S NORMANDY AVE	864	1963	3	1	$9,900	$11.46
24072070320000	9612 S NASHVILLE AVE	982	1953	3	1	$11,330	$11.54
24072070310000	9612 S NASHVILLE AVE	982	1953	3	1	$11,330	$11.54
24072070430000	9636 S NASHVILLE AVE	948	1953	3	1	$11,330	$11.95
24072070440000	9636 S NASHVILLE AVE	948	1953	3	1	$11,330	$11.95
24072130150000	9831 S RUTHERFORD AVE	987	1956	3	1	$12,250	$12.41
24072130160000	9831 S RUTHERFORD AVE	987	1956	3	1	$12,250	$12.41
24072040330000	9616 S RUTHERFORD AVE	855	1953	2	1	$10,830	$12.67
24072040340000	9616 S RUTHERFORD AVE	855	1953	2	1	$10,830	$12.67
24072110440000	9742 S NASHVILLE AVE	882	1944	2	1	$11,250	$12.76
24072110430000	9742 S NASHVILLE AVE	882	1944	2	1	$11,250	$12.76
24072050100000	9641 S RUTHERFORD AVE	828	1946	2	1	$10,750	$12.98
24072050110000	9641 S RUTHERFORD AVE	828	1946	2	1	$10,750	$12.98
24072070270000	9604 S NASHVILLE AVE	829	1953	3	1	$10,830	$13.06
24072070280000	9604 S NASHVILLE AVE	829	1953	3	1	$10,830	$13.06
24072050210000	9638 S NORMANDY AVE	849	1946	3	1	$11,250	$13.25
24072050200000	9638 S NORMANDY AVE	849	1946	3	1	$11,250	$13.25
24072090080000	9715 S RUTHERFORD AVE	958	1963	2	1	$12,750	$13.31
24072090070000	9715 S RUTHERFORD AVE	958	1963	2	1	$12,750	$13.31
24072130200000	9800 S NORMANDY AVE	936	1964	2	1	$12,750	$13.62
24072130190000	9800 S NORMANDY AVE	936	1964	2	1	$12,750	$13.62
24072130130000	9829 S RUTHERFORD AVE	927	1954	2	1	$12,750	$13.75
24072130140000	9829 S RUTHERFORD AVE	927	1954	2	1	$12,750	$13.75
24072030160000	9519 S NATOMA AVE HSE	832	1953	3	1	$11,830	$14.22
24072030150000	9519 S NATOMA AVE HSE	832	1953	3	1	$11,830	$14.22
24072130270000	9824 S NORMANDY AVE	960	1955	5	2	$14,250	$14.84
24072130280000	9824 S NORMANDY AVE	960	1955	5	2	$14,250	$14.84
24072130230000	9808 S NORMANDY AVE	864	1963	3	1	$13,600	$15.74
24071010140000	**7022 W 95TH PL**	**964**	**1952**	**2**	**1**	**$19,000**	**$19.71**
24064310050000	6427 W 93RD ST	988	1957	3	1	$20,000	$20.24
24071020150000	7116 W 96TH ST	970	1947	3	1	$20,000	$20.62
24072060140000	9624 S NATOMA AVE	949	1952	3	1	$20,000	$21.07
24072060150000	9630 S NATOMA AVE	949	1952	2	1	$20,000	$21.07
24072100110000	9706 S NATOMA AVE	949	1953	2	1	$20,000	$21.07
24072020140000	9536 S NATOMA AVE	949	1952	3	1	$20,000	$21.07
24072060170000	9642 S NATOMA AVE	949	1953	2	1	$20,000	$21.07
24063110060000	9416 S NOTTINGHAM AVE	942	1952	2	1	$20,000	$21.23

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24071160150000	6826 W 95TH PL	936	1955	3	1	$20,000	$21.37
24071150180000	6910 W 95TH PL	889	1950	2	1	$19,000	$21.37
24072030130000	9515 S NATOMA AVE	931	1966	3	1	$20,000	$21.48
24072030140000	9517 S NATOMA AVE	931	1965	3	1	$20,000	$21.48
24071080050000	7001 W 96TH PL	920	1939	3	1	$20,000	$21.74
24071010170000	7012 W 95TH PL	998	1949	2	1	$22,000	$22.04
24064310040000	6435 W 93RD ST	988	1952	3	1	$22,000	$22.27
24072100030000	9707 S NORMANDY AVE	823	1953	3	1	$19,000	$23.09
24071070080000	7005 W AVON AVE	859	1939	3	1	$20,000	$23.28
24072120270000	9804 S RUTHERFORD AVE	839	1957	2	1	$20,000	$23.84
24072060160000	9636 S NATOMA AVE	832	1953	3	1	$20,000	$24.04
24072040530000	9627 S OAK ST	961	1956	3	1	$24,000	$24.97
24072100100000	9700 S NATOMA AVE	949	1953	2	1	$24,000	$25.29
24063080060000	6848 W 95TH ST	864	1953	2	2	$22,000	$25.46
24071030130000	7028 W 96TH ST	868	1946	3	2	$23,000	$26.50
24071240180000	9710 S OAK PARK AVE	936	1954	2	1	$25,000	$26.71
24063010180000	9342 S NORDICA AVE	934	1950	3	1	$25,000	$26.77
24072100070000	9731 S NORMANDY AVE	960	1954	2	1	$27,000	$28.12
24072090590000	9719 S RUTHERFORD AVE	958	1963	3	1	$27,000	$28.18
24071120030000	9809 S HARLEM AVE	936	1951	3	1	$27,000	$28.85

Median of all 59 comparables: $14.84 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39040, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 59 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.

24072130260000	24072130250000	24072130240000	24072130220000	24072070320000
24072070310000	24072070430000	24072070440000	24072130150000	24072130160000
24072040330000	24072040340000	24072110440000	24072110430000	24072050100000
24072050110000	24072070270000	24072070280000	24072050210000	24072050200000
24072090080000	24072090070000	24072130200000	24072130190000	24072130130000
24072130140000	24072030160000	24072030150000	24072130270000	24072130280000
24072130230000	24064310050000	24071020150000	24072060140000	24072060150000
24072100110000	24072020140000	24072060170000	24063110060000	24071160150000
24071150180000	24072030130000	24072030140000	24071080050000	24071010170000
24064310040000	24072100030000	24071070080000	24072120270000	24072060160000
24072040530000	24072100100000	24063080060000	24071030130000	24071240180000
24063010180000	24072100070000	24072090590000	24071120030000	

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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