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	24102050250000
Property address	9624 S KOLIN AVE
Township	Worth (39)
Assessor neighborhood	39080
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$39,000	**$31,746**	**$7,254**

18.6% of the current assessed value.
Estimated tax effect about $1,539 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 537 other properties in assessor neighborhood 39080 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 $19.11 per square foot. This home is assessed at $23.48 per square foot, which is 23% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,661 square feet gives $31,746. 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	1,661 square feet
Land area	7,784 square feet
Year built	1965
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$39,000
Assessed value per square foot	$23.48

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	2,550
2	Building area within 15% of this home	961
3	Built within 15 years of this home	753
4	Same building type	537
5	Same construction quality grade	537

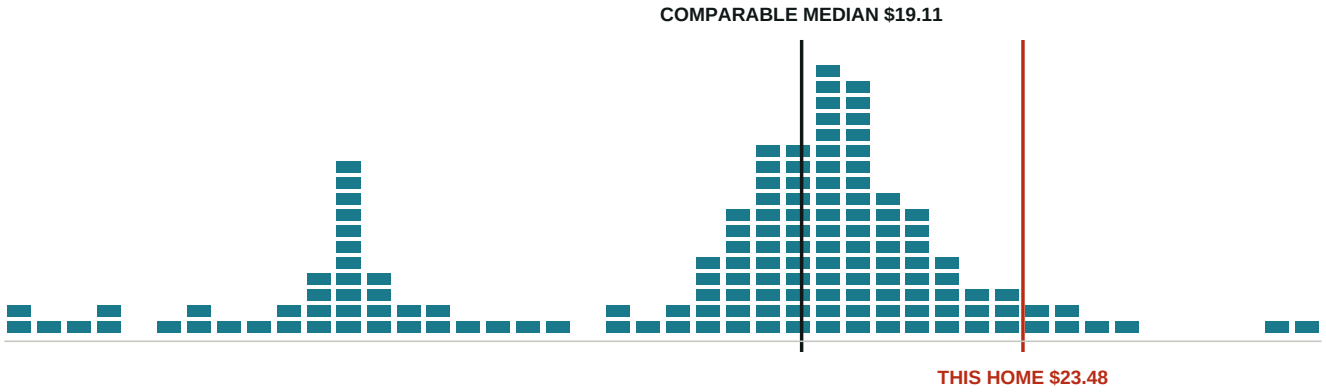
The comparable figure used is the median of all 537 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 537 properties 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	537
Lowest assessed	$3.38 per square foot
25th percentile	$16.33 per square foot
Median	$19.11 per square foot
75th percentile	$20.37 per square foot
Highest assessed	$29.37 per square foot
This home	$23.48 per square foot
Position	assessed above 521 of the 537 comparable properties, the 97th percentile



$3.38 per sq ft — 537 comparable properties by assessed value per square foot, one mark is 4 properties — $29.37 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 537 comparables	$19.11
Building area of this home	1,661 sq ft
Median multiplied by building area	**$31,746**
Current total assessed value	$39,000
Difference, the reduction requested	**$7,254**

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 $7,254 in assessed value is worth roughly $1,539 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

537 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 537 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
24023200200000	9345 S MILLARD AVE	1,683	1953	4	2	$5,694	$3.38
24023200220000	9345 S MILLARD AVE	1,683	1953	4	2	$11,095	$6.59
24112080010000	9701 S CENTRAL PARK AVE	1,674	1950	3	2	$12,438	$7.43
24104090060000	10115 S KOLIN AVE	1,679	1953	3	2	$15,239	$9.08
24104090050000	10115 S KOLIN AVE	1,679	1953	3	2	$15,239	$9.08
24112000650000	9541 S CLIFTON PARK AVE	1,649	1957	3	2	$15,334	$9.30
24112000610000	9541 S CLIFTON PARK AVE	1,649	1957	3	2	$15,542	$9.43
24111300430000	3636 W 99TH ST	1,650	1951	3	2	$16,188	$9.81
24111300440000	3636 W 99TH ST	1,650	1951	3	2	$16,188	$9.81
24023260170000	9447 S MILLARD AVE	1,624	1955	3	2	$15,993	$9.85
24111300350000		1,690	1956	3	2	$16,973	$10.04
24111300340000		1,690	1956	3	2	$16,973	$10.04
24111050110000		1,686	1952	3	1	$17,267	$10.24
24112100600000		1,649	1952	3	2	$17,322	$10.50
24112100590000		1,649	1952	3	2	$17,322	$10.50
24023200210000		1,683	1953	4	2	$19,198	$11.41
24112080020000		1,674	1950	3	2	$23,404	$13.98
24104030490000		1,632	1951	3	1	$25,001	$15.32
24104040410000		1,653	1951	3	2	$27,000	$16.33
24023090200000		1,678	1953	3	1	$28,000	$16.69
24023080060000		1,661	1955	4	1	$28,000	$16.86
24112110950000		1,668	1953	3	1	$29,000	$17.39
24114300080000		1,657	1953	4	1	$29,001	$17.50
24154050280000		1,654	1954	4	1	$29,000	$17.53
24023010350000		1,649	1958	3	2	$29,001	$17.59
24104080440000		1,648	1952	4	2	$29,000	$17.60
24154040110000		1,639	1958	3	1	$29,000	$17.69
24112000590000		1,676	1959	4	2	$30,000	$17.90
24023280500000		1,670	1952	4	2	$30,000	$17.96
24102160490000		1,693	1980	3	1	$31,001	$18.31
24154070310000		1,636	1954	3	2	$30,000	$18.34
24114240160000		1,680	1951	2	2	$31,000	$18.45
24023010030000		1,674	1956	3	2	$31,000	$18.52
24112120690000		1,674	1962	4	2	$31,000	$18.52
24023080070000		1,669	1953	3	1	$31,000	$18.57
24104080510000		1,632	1954	3	2	$30,400	$18.63
24154020030000		1,664	1956	3	2	$31,000	$18.63
24114090120000		1,659	1951	3	2	$31,000	$18.69
24114310090000		1,656	1957	4	2	$31,000	$18.72
24023090010000		1,642	1958	4	1	$31,000	$18.88

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24114100030000		1,692	1961	4	2	$32,000	$18.91
24114240130000		1,636	1951	3	2	$31,000	$18.95
24104180490000		1,632	1969	3	1	$31,000	$19.00
24114100020000		1,627	1954	4	1	$31,001	$19.05
24152250050000		1,652	1960	3	1	$32,000	$19.37
24112070730000		1,651	1952	3	2	$32,000	$19.38
24023020020000		1,644	1956	3	2	$32,000	$19.46
24114060120000		1,694	1955	4	2	$33,001	$19.48
24023160580000		1,692	1954	4	2	$33,000	$19.50
24114260100000		1,636	1953	4	2	$32,000	$19.56
24114290310000		1,683	1951	3	2	$33,001	$19.61
24112100630000		1,674	1952	4	2	$33,000	$19.71
24154060100000		1,674	1954	3	1	$33,001	$19.71
24023190040000		1,673	1956	4	2	$33,000	$19.73
24152060420000		1,688	1962	3	2	$34,000	$20.14
24154140210000		1,662	1957	3	1	$34,001	$20.46
24114250340000		1,636	1954	3	2	$34,000	$20.78
24152060450000		1,660	1965	4	2	$36,000	$21.69
24102050250000	**9624 S KOLIN AVE**	**1,661**	**1965**	**3**	**1**	**$39,000**	**$23.48**
24111180610000		1,668	1955	3	2	$40,000	$23.98
24111190530000		1,654	1951	3	2	$40,000	$24.18

Median of all 537 comparables: $19.11 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39080, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 537 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.

24023200200000	24104010120000	24111180120000	24111050320000	24111160300000
24104160220000	24111190410000	24111150210000	24023240260000	24152020050000
24152020070000	24104140160000	24104140150000	24111040220000	24023200220000
24023130320000	24104010100000	24104010170000	24023130040000	24152010200000
24104010410000	24104010400000	24152010210000	24112080010000	24023240280000
24023240270000	24111220400000	24104020230000	24104020240000	24104010390000
24023130200000	24104090060000	24104090050000	24023130260000	24112000650000
24023100010000	24023040230000	24112000610000	24023100070000	24023100080000
24023040240000	24111200290000	24023170020000	24104020210000	24023170010000
24111300430000	24111300440000	24023260170000	24104020220000	24023260180000
24104020400000	24111130110000	24111130100000	24023130060000	24023130050000
24111120280000	24111120270000	24111160320000	24111160330000	24111170210000
24111170220000	24023260190000	24023260200000	24104020390000	24111300350000
24111300340000	24023100200000	24023100190000	24023100040000	24023100030000
24111140100000	24111140090000	24111050110000	24023200260000	24114020280000
24114020270000	24111130390000	24111130380000	24023200250000	24111250090000
24111250080000	24023220210000	24023220200000	24104110070000	24104110060000
24104170030000	24104170040000	24114010010000	24114010020000	24111020230000
24111020220000	24112100600000	24112100590000	24023100420000	24023100410000
24104160270000	24104160280000	24104020040000	24104020030000	24104140270000
24104140260000	24023130250000	24111020360000	24111020350000	24111040290000
24111040300000	24114140370000	24114140380000	24023200210000	24111220390000
24152020060000	24104140220000	24104140230000	24104010110000	24112100610000
24112100620000	24023130030000	24023130210000	24023100020000	24104140140000
24023130310000	24104010180000	24152010190000	24112080020000	24111150220000
24152010220000	24104030490000	24111180110000	24111040210000	24104080500000
24104040490000	24154120060000	24111190290000	24104020410000	24104040410000
24111050310000	24104030520000	24023090200000	24023250490000	24154120020000
24023080060000	24114240240000	24104080230000	24023000440000	24112111150000
24023030020000	24154020140000	24111000410000	24114100100000	24114320010000
24112110950000	24114180120000	24112000750000	24114270010000	24154030230000
24114300080000	24102210050000	24114170220000	24154080350000	24023090250000
24154050280000	24023010350000	24104080440000	24104080520000	24112120500000
24023080020000	24023010210000	24104080540000	24111290370000	24154060120000
24154040110000	24104160210000	24111160310000	24154020150000	24154020130000
24112000590000	24154040070000	24154080150000	24023280500000	24154070070000
24154070090000	24112070490000	24154100060000	24154070330000	24114250010000
24114070110000	24112020680000	24154030260000	24154120030000	24154100110000
24154030290000	24154060020000	24102080140000	24114270270000	24023250460000
24154030300000	24023220150000	24112090510000	24114220430000	24112000500000
24154060220000	24102160490000	24112110980000	24154070310000	24154020080000
24154110030000	24111070510000	24104260150000	24023090190000	24104070510000
24104070490000	24112111140000	24114240160000	24023150580000	24023100490000
24023090280000	24023010030000	24114270210000	24112120690000	24023100530000
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24102130110000	24154040020000	24154070060000	24154040290000	24114310030000
24104080510000	24154020030000	24112000470000	24154020110000	24114090120000
24114170270000	24104120360000	24154050170000	24023280490000	24114310090000
24111270140000	24154070300000	24023030030000	24104260160000	24104020460000
24023090010000	24023100540000	24023030070000	24023130560000	24114100030000
24104140440000	24114310020000	24102150380000	24114240130000	24104180490000
24112040400000	24154030190000	24114180080000	24152041030000	24102160330000
24023110240000	24154050290000	24114100020000	24154020100000	24023160630000
24154040150000	24023060400000	24152160040000	24023090320000	24111040400000
24102030180000	24154020620000	24102030170000	24104080460000	24104140520000
24023070120000	24111260260000	24023230550000	24023110020000	24023230560000
24112000550000	24102130100000	24023030360000	24154090040000	24154020270000
24104010500000	24114230360000	24112100420000	24114270130000	24102060150000
24152250050000	24154060470000	24114100250000	24112070730000	24112120720000
24114090230000	24023190190000	24111200610000	24023260550000	24023160540000
24114090150000	24023150610000	24023150600000	24023020020000	24114060120000
24114010640000	24114060240000	24023060250000	24023090300000	24023160580000
24023300100000	24114310060000	24114180200000	24114260100000	24023110410000
24114060280000	24114290310000	24023120010000	24023170580000	24112120850000
24114090130000	24114240010000	24112000690000	24114300070000	24023030310000
24023030330000	24023300030000	24023170590000	24023180230000	24102050130000
24112100630000	24154060100000	24023090150000	24023190040000	24023260510000
24154040140000	24023280420000	24114250370000	24114280080000	24114070260000
24112111350000	24023280350000	24023030260000	24023060380000	24102130240000
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24023170410000	24112080180000	24104290120000	24114060070000	24102050260000
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24154000400000	24152060450000	24023030220000	24104280140000	24154020220000
24114270110000	24152210070000	24152070350000	24102070060000	24112000510000

24023300200000	24114240250000	24104290130000	24152270100000	24104280070000
24114320200000	24154020320000	24152090170000	24152240050000	24114020720000
24154000700000	24152120050000	24152210050000	24152210030000	24152040310000
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24154170050000	24152070320000	24154020250000	24154020300000	24154060080000
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24111180610000	24114200270000	24111190530000	24154150420000	24152050410000
24111300180000	24111260020000	24104260060000	24023280480000	24023150430000
24023000230000	24111200640000			

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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