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	24154160210000
Property address	4241 W ADELINE DR
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
$30,000	**$25,441**	**$4,559**

15.2% of the current assessed value.
Estimated tax effect about $967 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 863 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 $22.92 per square foot. This home is assessed at $27.03 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,110 square feet gives $25,441. 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	1,110 square feet
Land area	6,600 square feet
Year built	1957
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$30,000
Assessed value per square foot	$27.03

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	1,051
3	Built within 15 years of this home	999
4	Same building type	868
5	Same construction quality grade	863

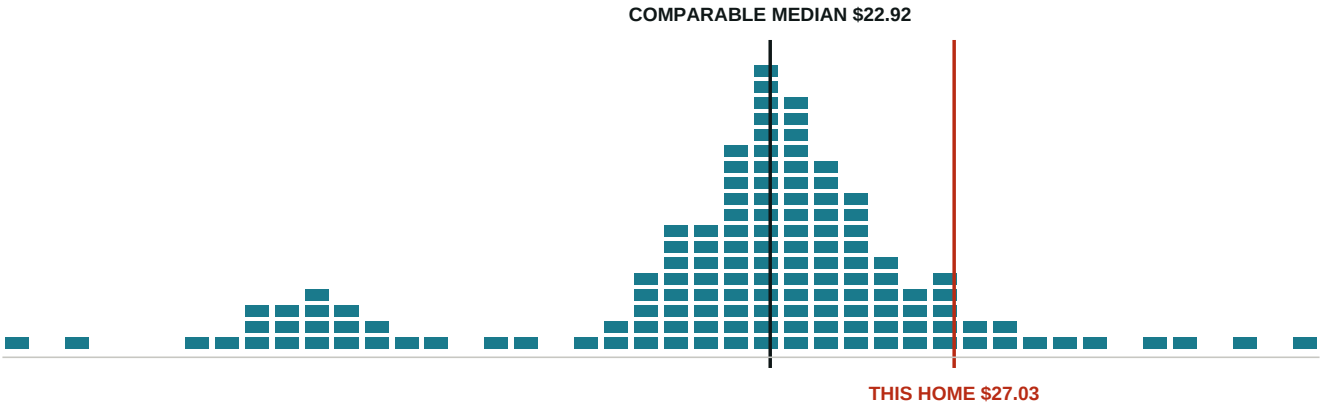
The comparable figure used is the median of all 863 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 863 properties 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	863
Lowest assessed	$5.78 per square foot
25th percentile	$21.17 per square foot
Median	$22.92 per square foot
75th percentile	$24.40 per square foot
Highest assessed	$35.19 per square foot
This home	$27.03 per square foot
Position	assessed above 809 of the 863 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 863 comparables	$22.92
Building area of this home	1,110 sq ft
Median multiplied by building area	**$25,441**
Current total assessed value	$30,000
Difference, the reduction requested	**$4,559**

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 $4,559 in assessed value is worth roughly $967 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

863 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 863 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
24104100350000		1,111	1951	3	1	$14,253	$12.83
24104100360000		1,111	1951	3	1	$14,253	$12.83
24104100230000		1,111	1950	3	1	$14,753	$13.28
24104100240000		1,111	1950	3	1	$14,753	$13.28
24152100330000		1,111	1953	3	2	$19,650	$17.69
24152100340000		1,111	1953	3	2	$19,650	$17.69
24023060360000		1,108	1953	3	1	$24,000	$21.66
24023240410000		1,115	1954	3	1	$25,000	$22.42
24023220420000		1,112	1955	3	1	$25,000	$22.48
24111070110000		1,110	1955	3	1	$25,000	$22.52
24112130450000		1,110	1950	3	1	$25,000	$22.52
24023180070000		1,108	1954	3	1	$25,000	$22.56
24023240200000		1,104	1952	3	1	$25,000	$22.64
24023240460000		1,104	1955	3	1	$25,000	$22.64
24023120270000		1,104	1950	3	1	$25,000	$22.64
24111240440000		1,116	1955	3	1	$27,000	$24.19
24114240140000		1,115	1951	3	1	$27,000	$24.22
24102050110000		1,113	1962	3	1	$27,000	$24.26
24023150590000		1,112	1955	3	1	$27,000	$24.28
24023000400000		1,111	1956	3	1	$27,000	$24.30
24023000390000		1,111	1956	3	1	$27,000	$24.30
24114190070000		1,111	1951	3	1	$27,000	$24.30
24023000430000		1,107	1959	3	1	$27,000	$24.39
24102050100000		1,106	1962	3	1	$27,000	$24.41
24023240440000		1,106	1955	3	1	$27,000	$24.41
24023240470000		1,104	1956	3	1	$27,000	$24.46
24023110050000		1,115	1958	3	2	$28,000	$25.11
24114040310000		1,112	1953	3	1	$28,000	$25.18
24154060450000		1,110	1955	3	1	$28,001	$25.23
24114060200000		1,107	1956	3	1	$28,001	$25.29
24114270170000		1,106	1951	3	1	$28,000	$25.32
24154160430000		1,110	1957	3	1	$29,000	$26.13
24154060290000		1,110	1956	3	1	$29,001	$26.13
24154140450000		1,110	1955	3	1	$29,001	$26.13
24154160390000		1,110	1957	3	1	$29,001	$26.13
24154060430000		1,110	1956	3	1	$29,001	$26.13
24154140490000		1,110	1959	3	1	$30,000	$27.03
24154130270000		1,110	1957	3	1	$30,000	$27.03
24154130220000		1,110	1956	3	1	$30,000	$27.03
24154180050000		1,110	1958	3	1	$30,000	$27.03

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24154180100000		1,110	1956	3	1	$30,000	$27.03
24154180230000		1,110	1956	3	1	$30,000	$27.03
24154180340000		1,110	1956	3	1	$30,000	$27.03
24154130130000		1,110	1957	3	1	$30,000	$27.03
24154150410000		1,110	1957	3	1	$30,000	$27.03
24154160210000	**4241 W ADELINE DR**	**1,110**	**1957**	**3**	**1**	**$30,000**	**$27.03**
24154130110000		1,110	1956	3	1	$30,001	$27.03
24154140420000		1,110	1958	3	1	$30,001	$27.03
24154060340000		1,110	1957	3	1	$30,001	$27.03
24154060250000		1,110	1957	3	1	$30,001	$27.03
24154180010000		1,110	1956	3	1	$31,000	$27.93
24154180200000		1,110	1956	3	1	$31,000	$27.93
24154150380000		1,110	1957	3	1	$31,000	$27.93
24154150040000		1,110	1957	3	1	$31,000	$27.93
24154180140000		1,110	1957	3	1	$31,000	$27.93
24154140040000		1,110	1956	3	1	$31,000	$27.93
24154150190000		1,110	1957	3	1	$31,000	$27.93
24154170120000		1,110	1957	3	1	$31,000	$27.93
24154130050000		1,110	1956	3	1	$31,001	$27.93
24114190050000		1,112	1951	3	1	$32,000	$28.78
24154140140000		1,110	1956	3	2	$33,000	$29.73

Median of all 863 comparables: $22.92 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 863 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.

24114150460000	24111070340000	24104080190000	24023160590000	24104090320000
24112040350000	24111310040000	24104020270000	24104020280000	24111190070000
24111190080000	24104020050000	24104020060000	24104020100000	24104020110000
24104100060000	24104100070000	24104100010000	24104100020000	24114010410000
24114010400000	24114150230000	24104020340000	24104020330000	24114150430000
24114150440000	24023200360000	24023200370000	24023100350000	24023100340000
24114150240000	24104090030000	24104090040000	24104110120000	24104110110000
24104110080000	24104110130000	24104110100000	24104110090000	24114010060000
24114010070000	24114150390000	24114150400000	24104010150000	24104010160000
24111110060000	24111110070000	24111030290000	24111030300000	24104010240000
24111310370000	24111310380000	24104040350000	24104040360000	24104020320000
24104020310000	24023200030000	24023200040000	24114010330000	24114010320000
24104010140000	24104010130000	24104010250000	24114030030000	24114030020000
24104100350000	24104100360000	24023200120000	24023200110000	24114140040000
24114140030000	24104010060000	24104010070000	24111170370000	24104250250000
24104250130000	24111170360000	24104100230000	24104100240000	24023160150000
24023160140000	24104100130000	24104100120000	24114160060000	24114160050000
24104010430000	24104150230000	24104150220000	24104010420000	24111050290000
24111050300000	24104160440000	24104100320000	24104100310000	24111140240000
24111140230000	24104160110000	24111310280000	24111310290000	24111020180000
24111020190000	24111310050000	24104160140000	24104160150000	24102120060000
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24114150450000	24152100330000	24152100340000	24104060430000	24111020170000
24112050380000	24154060200000	24154060210000	24111170160000	24111010390000
24023210440000	24104030450000	24111010530000	24023110120000	24111270110000
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24111080380000	24154100050000	24154100040000	24154100030000	24114020520000
24154080060000	24023170540000	24111020430000	24111000430000	24154120200000
24114180070000	24023210450000	24154120010000	24111180330000	24154080110000
24114280050000	24154060040000	24154060050000	24154080080000	24154080070000
24154060060000	24111280590000	24152080160000	24154030140000	24104140530000
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24112121010000	24023190130000	24112040370000	24111240500000	24023020230000
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24102230170000	24112130510000	24111090180000	24114080530000	24023190150000
24114030310000	24112120440000	24104290090000	24152140190000	24152160120000
24104250260000	24104300110000	24104300030000	24114100180000	24152220220000
24152120170000	24114100210000	24114240020000	24114030490000	24114050250000
24023280320000	24154020360000	24104300170000	24104040520000	24152230080000
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24023020110000	24023110050000	24114040310000	24104090450000	24154060450000
24114280180000	24114060200000	24154000290000	24114270170000	24152220110000
24112000420000	24104010490000	24023190230000	24023190250000	24154050210000
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24104300090000	24111200570000	24114030500000	24114290070000	24154160430000
24154060290000	24154140450000	24154160390000	24154060430000	24023270450000
24104300050000	24114190040000	24104100430000	24114030350000	24152140050000
24154150310000	24154150270000	24154030340000	24104260050000	24111190560000
24154040280000	24114250390000	24154160330000	24154160180000	24104060420000
24023270430000	24104250220000	24152140120000	24152150260000	24154160110000
24023270440000	24152090040000	24152250200000	24154180410000	24023150670000
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24154130270000	24154130220000	24154180050000	24154180100000	24154180230000
24154180340000	24154130130000	24154150410000	24154130110000	24154140420000
24154060340000	24154060250000	24154150260000	24154150350000	24104010510000
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24154150330000	24023070260000	24152250150000	24152040710000	24104240130000
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24154140040000	24154150190000	24154170120000	24154130050000	24114020630000
24154050110000	24152140080000	24114190050000	24154140410000	24112130290000
24152150210000	24023290080000	24152140060000	24152140030000	24154140430000
24154140140000	24154180130000	24114270260000	24154150440000	24154150290000
24152120150000	24114200050000	24104090350000		

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.