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	24243060280000
Property address	11620 S TROY DR
Township	Worth (39)
Assessor neighborhood	39250
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$22,000	**$18,000**	**$4,000**

18.2% of the current assessed value.
Estimated tax effect about $848 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 253 other properties in assessor neighborhood 39250 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 $18.26 per square foot. This home is assessed at $22.31 per square foot, which is 22% above that median. Applying the median the Assessor already uses for those neighbors to this home's 986 square feet gives $18,000. 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	986 square feet
Land area	4,662 square feet
Year built	1955
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Slab
Central air	No Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$22,000
Assessed value per square foot	$22.31

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	382
2	Building area within 15% of this home	289
3	Built within 15 years of this home	274
4	Same building type	253
5	Same construction quality grade	253

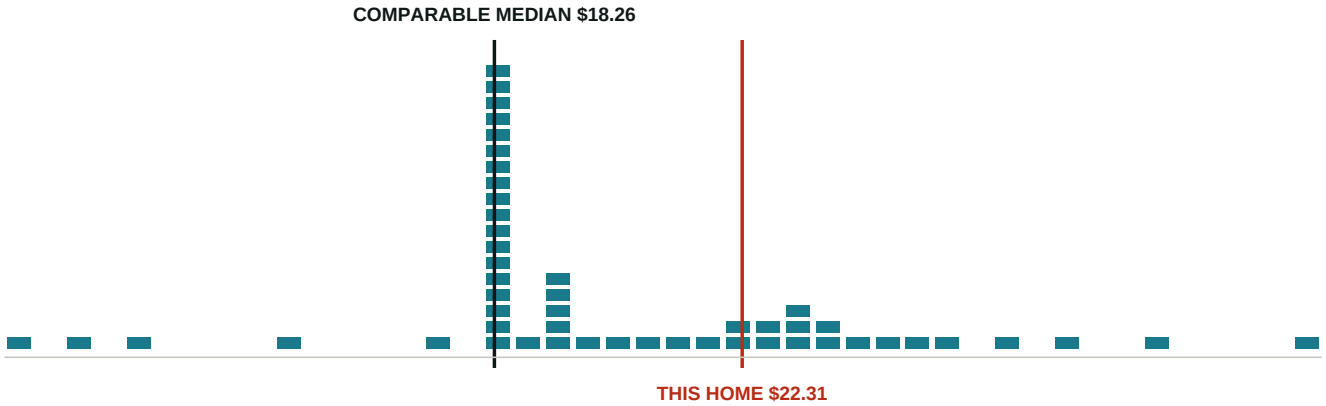
The comparable figure used is the median of all 253 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 253 properties 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	253
Lowest assessed	$10.23 per square foot
25th percentile	$18.26 per square foot
Median	$18.26 per square foot
75th percentile	$22.14 per square foot
Highest assessed	$31.80 per square foot
This home	$22.31 per square foot
Position	assessed above 195 of the 253 comparable properties, the 77th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 253 comparables	$18.26
Building area of this home	986 sq ft
Median multiplied by building area	**$18,000**
Current total assessed value	$22,000
Difference, the reduction requested	**$4,000**

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 $4,000 in assessed value is worth roughly $848 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

253 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 253 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
24243070450000	11554 HARRY J. ROGOWSKI	986	1953	2	1	$10,090	$10.23
24243070260000	11554 HARRY J. ROGOWSKI	986	1953	2	1	$11,501	$11.66
24243140020000	3197 W PARK LANE DR	986	1952	2	1	$17,000	$17.24
24243110160000	11739 S KEDZIE AVE	986	1953	2	1	$17,000	$17.24
24243060050000	11551 S KEDZIE AVE	986	1953	2	1	$17,000	$17.24
24243070040000	11547 S TROY DR	986	1953	2	1	$18,000	$18.26
24243100230000	11605 S SACRAMENTO DR	986	1952	2	1	$18,000	$18.26
24243130250000	11650 S SACRAMENTO DR	986	1952	2	1	$18,000	$18.26
24243060150000	11629 S KEDZIE AVE	986	1953	2	1	$18,000	$18.26
24243080280000	11550 S MEADOW LANE DR	986	1953	2	1	$18,000	$18.26
24243110050000	11655 S KEDZIE AVE	986	1953	2	1	$18,000	$18.26
24243110210000	11650 S TROY DR	986	1953	2	1	$18,000	$18.26
24243140050000	11758 HARRY J. ROGOWSKI	986	1952	2	1	$18,000	$18.26
24243060250000	11608 S TROY DR	986	1953	2	1	$18,000	$18.26
24243080190000	11659 HARRY J. ROGOWSKI	986	1953	2	1	$18,000	$18.26
24243100040000	3136 W WHIPPLE DR	986	1952	2	1	$18,000	$18.26
24243110200000	11646 S TROY DR	986	1954	2	1	$18,000	$18.26
24243070110000	11613 S TROY DR	986	1953	2	1	$18,000	$18.26
24243060090000	11603 S KEDZIE AVE	986	1957	2	1	$18,000	$18.26
24243070080000	11601 S TROY DR	986	1953	2	1	$18,000	$18.26
24243080290000	11558 S MEADOW LANE DR	986	1953	2	1	$18,000	$18.26
24243080440000	11700 S MEADOW LANE DR	986	1953	2	1	$18,000	$18.26
24243110170000	11745 S KEDZIE AVE	986	1953	2	1	$18,000	$18.26
24243080310000	11604 S MEADOW LANE DR	986	1953	2	1	$18,000	$18.26
24243080380000	11634 S MEADOW LANE DR	986	1953	2	1	$18,000	$18.26
24243100530000	3129 W PARK LANE DR	986	1952	2	1	$18,000	$18.26
24243080030000	11559 HARRY J. ROGOWSKI	986	1952	2	1	$18,000	$18.26
24243080410000	11646 S MEADOW LANE DR	986	1953	2	1	$18,000	$18.26
24243090250000	11556 S SACRAMENTO DR	986	1952	2	1	$18,000	$18.26
24243100380000	11705 S SACRAMENTO DR	986	1952	2	1	$18,000	$18.26
24243130160000	11733 S MEADOW LANE DR	986	1952	3	1	$18,000	$18.26
24243150060000	3161 W PARK LANE DR	986	1952	2	1	$18,000	$18.26
24243070320000	11616 HARRY J. ROGOWSKI	986	1953	2	1	$18,000	$18.26
24243090120000	11609 S MEADOW LANE DR	986	1952	2	1	$18,000	$18.26
24243070190000	1164 S TROY DR	986	1953	2	1	$18,000	$18.26
24243080040000	11601 HARRY J. ROGOWSKI	986	1954	2	1	$18,000	$18.26
24243110010000	11639 S KEDZIE AVE	986	1953	2	1	$18,000	$18.26
24243110230000	11700 S TROY ST	986	1953	2	1	$18,000	$18.26
24243130120000	11717 S MEADOW LANE DR	986	1952	2	1	$18,000	$18.26
24243070300000	11608 HARRY J. ROGOWSKI	986	1953	2	1	$18,000	$18.26

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24243110060000	11701 S KEDZIE AVE	986	1953	2	1	$18,000	$18.26
24243130060000	11651 S MEADOW LANE DR	986	1952	2	1	$18,000	$18.26
24243130180000	11741 S MEADOW LANE DR	986	1952	2	1	$18,000	$18.26
24243130080000	11701 S MEADOW LANE DR	986	1952	2	1	$18,000	$18.26
24243000290000	11520 HARRY J. ROGOWSKI	986	1953	2	1	$18,000	$18.26
24243060130000	11621 S KEDZIE AVE	986	1953	3	1	$18,000	$18.26
24243080120000	11633 HARRY J. ROGOWSKI	986	1953	2	1	$18,000	$18.26
24243100370000	11701 S SACRAMENTO DR	986	1952	2	1	$18,000	$18.26
24243100430000	11725 S SACRAMENTO DR	986	1952	2	1	$18,000	$18.26
24243110130000	11727 S KEDZIE AVE	986	1953	2	1	$18,000	$18.26
24243110300000	11726 HARRY J. ROGOWSKI	986	1953	2	1	$18,000	$18.26
24243130020000	11635 S MEADOW LANE DR	986	1952	2	1	$18,000	$18.26
24243060060000	11555 S KEDZIE AVE	986	1953	2	1	$18,000	$18.26
24243060100000	11609 S KEDZIE AVE	986	1953	2	1	$18,000	$18.26
24243070400000		986	1953	2	1	$18,000	$18.26
24243100090000		986	1952	2	1	$18,000	$18.26
24243110340000		986	1953	2	1	$18,000	$18.26
24243120100000		986	1952	2	1	$18,000	$18.26
24243080170000		986	1953	2	1	$18,000	$18.26
24243110220000		986	1953	2	1	$18,000	$18.26
24243060280000	**11620 S TROY DR**	**986**	**1955**	**2**	**1**	**$22,000**	**$22.31**

Median of all 253 comparables: $18.26 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39250, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 253 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.

24243070450000	24233100280000	24233030260000	24233030250000	24243070260000
24233010090000	24233010100000	24233100270000	24243140020000	24243110160000
24243060050000	24243070040000	24243100230000	24243130250000	24243060150000
24243080280000	24243110050000	24243110210000	24243140050000	24243060250000
24243080190000	24243100040000	24243110200000	24243070110000	24243060090000
24243070080000	24243080290000	24243080440000	24243110170000	24243080310000
24243080380000	24243100530000	24243080030000	24243080410000	24243090250000
24243100380000	24243130160000	24243150060000	24243070320000	24243090120000
24243070190000	24243080040000	24243110010000	24243110230000	24243130120000
24243070300000	24243110060000	24243130060000	24243130180000	24243130080000
24243000290000	24243060130000	24243080120000	24243100370000	24243100430000
24243110130000	24243110300000	24243130020000	24243060060000	24243060100000
24243070400000	24243100090000	24243110340000	24243120100000	24243080170000
24243110220000	24243100160000	24243060270000	24243070330000	24243060190000
24243110150000	24243120180000	24243070390000	24243080330000	24243080430000
24243100200000	24243100410000	24243100540000	24243060080000	24243060160000
24243070380000	24243080150000	24243120140000	24243070340000	24243080160000
24243080420000	24243130170000	24243150030000	24243150040000	24243070100000
24243080140000	24243090010000	24243110240000	24243120030000	24243060020000
24243070150000	24243070360000	24243080390000	24243080400000	24243100170000
24243100320000	24243100480000	24243110090000	24243070220000	24243100250000
24243060120000	24243070310000	24243080320000	24243060220000	24243070370000
24243080110000	24243080300000	24243090270000	24243090290000	24243130300000
24243150050000	24243080130000	24243080450000	24243110070000	24243130240000
24243070140000	24243070250000	24243060040000	24243080080000	24243090260000
24243110290000	24243110320000	24243130110000	24243080370000	24243070350000
24243120090000	24243000250000	24243000240000	24243000280000	24243070030000
24243150110000	24243070160000	24243080180000	24243120160000	24243100340000
24243070120000	24243090040000	24243130200000	24243100360000	24243070010000
24243130130000	24243070020000	24243070410000	24243090220000	24243100290000
24243090090000	24243090110000	24243090210000	24243080020000	24243090130000
24243120120000	24243060260000	24243090060000	24243120110000	24243130210000
24243090200000	24243100510000	24241150170000	24233140100000	24233140400000
24243060240000	24224140140000	24233060140000	24233060220000	24233020330000
24233270110000	24224100040000	24224120140000	24243080460000	24243100490000
24243100500000	24243120060000	24233140410000	24233280120000	24233100330000
24224140040000	24233140250000	24233070270000	24243110120000	24233070280000
24241150140000	24241170080000	24241180020000	24241130170000	24241160070000
24241130180000	24241150190000	24241130070000	24241130060000	24241190190000
24243100020000	24233260010000	24241190150000	24241180110000	24241190210000
24241190100000	24233130160000	24243080090000	24233190020000	24233280130000
24233290050000	24224030160000	24233290080000	24241180100000	24233290070000
24233280110000	24233100250000	24233100260000	24233060200000	24241170100000
24241130150000	24241150220000	24241130230000	24241120120000	24241130010000
24241130110000	24241170050000	24243080070000	24233220060000	24241190130000

24241190090000	24241190110000	24241180140000	24241190180000	24241190070000
24241190140000	24224030030000	24233300040000	24233130090000	24224070120000
24233220090000	24233130140000	24224140170000	24233250050000	24233130150000
24233260050000	24233130100000	24233200030000	24241130040000	24241170110000
24241130120000	24233290090000	24233180050000	24224160020000	24233220100000
24224070050000	24233050110000	24233260040000		

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.