Property tax appeal evidence packet

18508 HICKORY ST, LANSING - PIN 29-36-402-097-0000 - Thornton Township, neighborhood 37183, class 203

Prepared November 5, 2026 from Cook County Assessor open data (2026 assessor's initial (mailed) values). Everything here is an estimate for you to check against the official records.

Summary

Your assessment looks high compared with similar homes.

Current assessed value (AV)
$27,000

Implied market value
$270,000

Your AV per sq ft
$22.98

Median of 10 comparable homes
$17.83

Estimated fair AV
$20,947

Gap
$6,053 (22.4%)

Requested assessed value: $20,947. Ask for the full gap; boards often grant part of a request, so a realistic outcome is a reduction of $3,026 to $6,053, worth about $734 to $2,568 a year at a 8.0%-14.0% tax rate and the 3.03 state equalizer.

Comparable homes (10), with the subject first

Same assessment neighborhood, same class group, similar size, age and lot, chosen from 390 candidates. Values are 2026 assessor's initial (mailed) values.

Address	PIN	Class	Nbhd	Age	Bldg sq ft	Land sq ft	AV	AV / sq ft
*** 18508 HICKORY ST**	**29-36-402-097-0000**	**203**	**37183**	**59**	**1,175**	**8,118**	**$27,000**	**$22.98**
18537 HICKORY ST	29-36-402-091-0000	203	37183	58	1,180	8,160	$21,000	$17.80
18338 HICKORY ST	29-36-406-002-0000	203	37183	59	1,170	7,500	$21,000	$17.95
2443 184TH ST	30-31-315-051-0000	203	37183	59	1,181	8,775	$21,000	$17.78
18445 ARCADIA AVE	30-31-316-033-0000	203	37183	60	1,168	8,433	$21,000	$17.98
18519 CHRISTINA DR	30-31-324-023-0000	203	37183	59	1,196	8,580	$21,000	$17.56
18431 OAKLEY AVE	30-31-324-003-0000	203	37183	60	1,150	8,100	$21,000	$18.26
18231 LOCUST AVE	29-36-405-016-0000	203	37183	59	1,154	7,500	$26,000	$22.53
18519 HICKORY ST	29-36-402-094-0000	203	37183	58	1,212	8,160	$21,000	$17.33
18440 OAK ST	30-31-316-035-0000	203	37183	61	1,155	8,246	$20,000	$17.32
18357 BOCK RD	29-36-408-052-0000	203	37183	57	1,176	7,500	$21,000	$17.86

10 of 10 comparable homes are assessed at a lower rate per square foot than the subject.

Recent arm's-length sales (sales approach)

No arm's-length sale of your home was recorded in the last 4 years. If you bought recently and it is missing here, your closing statement still counts as evidence.

Sales of the comparable homes above, with the assessed value each price implies at the 10% level. These show

what similar homes actually sell for; the Assessor's and Board's own filters were applied to exclude non-arm's-length transfers.

Comparable	PIN	Sale date	Price	Implied AV	Current AV	Implied AV/sq ft
18357 BOCK RD	29-36-408-052-0000	2022-08-19	$245,000	$24,500	$21,000	$20.83

1 of 10 comparable homes sold in the last 4 years.

The math

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Your AV per sq ft      = $27,000 / 1,175 sq ft = $22.98
Comps' median AV/sq ft = $17.83  (range $17.32-$22.53, 10 homes)
Estimated fair AV      = 1,175 sq ft x $17.83 = $20,947
Gap                    = $27,000 - $20,947 = $6,053 (22.4%)
Reduction range        = 50%-100% of the gap = $3,026 to $6,053 AV
Yearly tax savings     = AV cut x equalizer 3.03 x tax rate 8.0%-14.0%
                       = $734 to $2,568 per year
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How to file (Thornton Township, 2026)

Assessor appeals are open until November 23, 2026.

1. Cook County Assessor (first window, free): https://www.cookcountyassessoril.gov/appeals. Create an account, pick 'Lack of uniformity', enter the comparable PINs from page 1 as your comps, and paste the statement below. Upload this packet as supporting documentation.

2. Board of Review (second window, free): https://www.cookcountyboardofreview.com/appeals. File online with the same PINs and statement; you can file here even if you skipped or lost at the Assessor.

3. Confirm your dates on the Assessor's calendar (https://www.cookcountyassessoril.gov/assessment-calendar-and-deadlines) and the Board's dates page (https://www.cookcountyboardofreview.com/dates-and-deadlines). Dates here were copied on 2026-10-30.

4. If you bought recently or the Assessor's square footage is wrong, say so and attach the closing statement or a floor plan; those are separate, often stronger, grounds.

Assessor window: 2026-10-08 to 2026-11-23

Suggested statement for the appeal form

Paste this into the 'reason for appeal' or comments box, in your own words if you prefer.

I am appealing the 2026 assessment of PIN 29-36-402-097-0000 (18508 HICKORY ST) on the ground of lack of uniformity. The property is a class 203 home of 1,175 square feet built in 1967. Its assessed value of $27,000 equals $22.98 per square foot of building area. The 10 comparable homes listed in the attached evidence, all in assessment neighborhood 37183 and of similar class, size, age and lot, have a median assessed value of $17.83 per square foot (range $17.32 to $22.53). Applying the median to the subject's 1,175 square feet gives $20,947. I respectfully request that the assessed value be reduced to $20,947, a reduction of $6,053 (22.4%). All figures are from the Cook County Assessor's published assessment and characteristics data.

Sources and disclaimer

Assessed values: https://datacatalog.cookcountyil.gov/d/uzyt-m557

Characteristics: https://datacatalog.cookcountyil.gov/d/x54s-btds
Addresses: https://datacatalog.cookcountyil.gov/d/3723-97qp
Sales: https://datacatalog.cookcountyil.gov/d/wvhk-k5uv
Equalization factor: 3.03 (2025 final)

This is an informational estimate, not legal or tax advice, and not an appraisal. We don't file appeals or represent anyone. Under Cook County Board of Review rules only the property owner or an Illinois attorney may file, so you file your own appeal directly with the Assessor or the Board of Review. Check every figure against the official records before relying on it.