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PROPERTY ASSESSMENT AUDIT REPORT

REPORT ID	GENERATED	PROPERTY PIN
PGEK-50D72E16	**August 25, 2026**	**17-04-110-018-0000**

PREPARED BY: **YOUR FIRM NAME HERE** August 25, 2026

Comparable sales sourced from RentCast (MLS transactions and public deed records). Data may lag 30–90 days. Verify each comparable sale against official county records before filing.

THIS REPORT PROVIDES COMPARATIVE PROPERTY ASSESSMENT DATA FROM PUBLIC RECORDS FOR INFORMATIONAL AND EDUCATIONAL PURPOSES ONLY. IT IS NOT LEGAL OR TAX ADVICE. ALL COMPARABLE DATA MUST BE INDEPENDENTLY VERIFIED AGAINST COUNTY DEED RECORDS PRIOR TO FILING.

Property Assessment Audit Report

Market Value Analysis — Assessment & Comparable Sales Data

Subject Property

PROPERTY ADDRESS

1720 N Mohawk St, Chicago, IL 60614

ASSESSED VALUE
$380,000

PIN
17-04-110-018-0000

COUNTY
Cook

BEDROOMS / BATHROOMS
4 bed / 3 bath

MEDIAN COMP SALE PRICE
$3,400,000

TOWNSHIP
North Chicago

SQUARE FOOTAGE
4,483 sqft

ILLINOIS — COOK COUNTY ASSESSMENT ANALYSIS (35 ILCS 200/9-145)

Median Comparable Market Value:	**$3,400,000**
× 10% Assessment Level = Fair Assessed Value:	**$340,000**
Subject Assessed Value:	**$380,000**
ASSESSMENT GAP (basis for appeal):	**$40,000**

35 ILCS 200/9-145: Cook County residential property is assessed at 10% of fair market value. Where the assessed value exceeds 10% of the market value supported by comparable sales, the assessment is excessive and supports an appeal to the Cook County Board of Review.

EST. ANNUAL TAX OVERPAYMENT — BASIS FOR APPEAL

Cook County 10% assessment level (35 ILCS 200/9-145) · Cook County composite effective rate · verify vs. client tax bill

$8,400/yr

Filing Deadline: **November 1, 2026**

Market Value Comparison — Exhibit A

Comparable Sales Data for 1720 N Mohawk St, Chicago, IL 60614

The following comparable sales were identified from MLS records and public deed data (via RentCast). Quality filters applied: 5-year recency floor, 3-year preference, value-band + 3-sigma price/sqft outlier removal, ZIP/township geographic lock. Market value comparison per 35 ILCS 200/9-145. Verify each comparable against county deed records before filing.

	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5
ADDRESS	**1720 N Mohawk St, Chicago**	1873 N Bissell St, Chicago IL 60614	1837 N Fremont St, Chicago IL 60614	2209 N Seminary Ave, Chicago IL 60614	2214 N Magnolia Ave, Chicago IL 60614	2227 N Magnolia Ave, Chicago IL 60614
APPRAISED VALUE vs. comp sale price	**$380,000**	**$2,350,000**	**$3,400,000**	**$3,700,000**	**$3,450,000**	**$3,300,000**
GLA (SQ FT)	4,483	4,347	4,716	4,929	3,855	3,898
BEDS / BATHS	4 / 3	4 / 3	5 / 3.5	5 / 5	5 / 4	4 / 4.5
$ / SQ FT	—	$541	$721	$751	$895	$847
SALE DATE	—	2026/04	2026/03	2026/03	2026/02	2025/11
MEDIAN COMPARABLE SALE PRICE			**$3,400,000**			**Subject Appraised: $380,000**

DATA SOURCE: Comparable sales sourced from RentCast (MLS transactions and public county deed records). Quality pipeline: 5-year recency floor, 3-year preference, same-municipality enforcement, 3-sigma price/sqft statistical outlier removal.

ATTORNEY REVIEW NOTE: Verify each comparable sale against the county deed record. Interior condition, renovations, and lot characteristics not reflected in this data may be relevant to comparability arguments. This exhibit is data research — not legal advice.

COMP VERIFICATION — Authoritative County Deed Portals (verify each sale before filing)

[1] 1873 N Bissell St, Chicago IL 60614 — Cook County Assessor (cookcountyassessor.com)
[2] 1837 N Fremont St, Chicago IL 60614 — Cook County Assessor (cookcountyassessor.com)
[3] 2209 N Seminary Ave, Chicago IL 60614 — Cook County Assessor (cookcountyassessor.com)
[4] 2214 N Magnolia Ave, Chicago IL 60614 — Cook County Assessor (cookcountyassessor.com)
[5] 2227 N Magnolia Ave, Chicago IL 60614 — Cook County Assessor (cookcountyassessor.com)

Assessment Review Methodology

A systematic review of your assessment data across three analytical steps

1 Factual Property Record Audit

Before examining market values, verify that the assessor's official record accurately reflects your property's physical characteristics. Discrepancies in recorded data may independently support a factual error correction.

- Visit: Cook County Assessor
- Locate your property and compare the official record to actual physical characteristics
- Verify: square footage, bedroom count, bathroom count, finished basement, lot size
- **Where the assessor's record overstates a characteristic, contact your assessor's office directly — factual corrections are often resolved administratively without a formal hearing.**

Recorded Characteristics (PropGap Data):

Square Footage: 4,483 sqft

Bedrooms: 4 | Bathrooms: 3

Verify these against your official assessor record. Discrepancies between recorded and actual characteristics may constitute grounds for a factual error correction.

2 Market Data Verification

The comparable properties on Page 2 represent the market transactions used for comparative analysis. Independently verify each comparable to assess its relevance to your property.

- Review each comparable address on Zillow or Redfin to examine listing photos and recorded characteristics
- **Interior Condition Factor: Where comparable properties reflect substantially renovated interiors and your property is in original condition, the interior condition differential may support a further reduction in assessed value.**
- Print Page 2 of this report to use as your evidentiary exhibit when filing.

3 Assessment Uniformity Analysis

Cook County assesses residential property at 10% of fair market value (35 ILCS 200/9-145). The appeal standard: where the assessed value exceeds 10% of the market value supported by comparable sales, the assessment is excessive and should be reduced by the Cook County Board of Review (or the Illinois Property Tax Appeal Board on further appeal).

- Subject assessed value: $380,000
- Fair assessed value (median market × 10%): $340,000
- **Basis for appeal: subject assessed value exceeds 10% of comparable market value. File a complaint with the Cook County Board of Review; cite the Page 2 comparables.**

Attorney Review Checklist, Scope of Work, and Limiting Conditions — See Page 4

ATTORNEY REVIEW CHECKLIST

- ☐ Verified subject property specs (beds/baths/sqft/lot) against the official Cook County Assessor (cookcountyassessor.com) record
- ☐ Verified client's exemption status — Cook County Homeowner, Senior, or Senior Freeze exemptions may reduce net savings
- ☐ Reviewed each Exhibit A comparable against county deed records — arm's-length status confirmed (no foreclosures, family transfers, or distressed sales)
- ☐ Confirmed subject AV exceeds 10% of comparable market value (35 ILCS 200/9-145) — Cook County Board of Review complaint ready
- ☐ Evidence Kit approved for filing — attach Page 2 (Exhibit A) to petition

IMPORTANT: Litigation support data tool for licensed attorneys and property tax consultants. Not legal advice or tax representation. Not a USPAP appraisal. All evidence must be reviewed by the attorney or consultant of record before filing.

KNOWN LIMITATIONS: Tax gap estimate uses a Cook County composite effective rate (applied to the 10% assessed value, not market value) — verify against client's tax bill. Exemptions not factored in. Comparable sales not individually screened for arm's-length status. Assessment ratio per 35 ILCS 200/9-145 — verify at cookcountyassessor.com. Full terms: propgap.ai/terms

Scope of Work

Prepared to assist a licensed property tax professional in evaluating whether the subject assessed value exceeds the statutory fair range. Scope: (1) comparable sales selection via RentCast; (2) median market value calculation; (3) applicable statutory methodology (-35 ILCS 200/9-145); (4) over-assessment gap determination. Sales comparison approach only. Computer-assisted; not field-verified.

Assumptions & Limiting Conditions

1. Not USPAP-compliant. The responsible professional must independently satisfy applicable USPAP or licensing requirements.
2. Tax gap estimates use statewide average rates. Actual savings depend on local levy and exemptions.
3. Comparable sales not individually screened for arm's-length status — verify each against county deed records.
4. Property specs from RentCast public records — verify against official assessor record.
5. No representation that the indicated gap will result in a reduction. Board decisions are discretionary.

Professional Certification

Signature of Responsible Professional	Date	License / Bar Number