

Comparable Properties Report 2026

Account number:000001

001 Gunderson Ave Oak Park IL 60304



Assessed Value : **\$51,000**

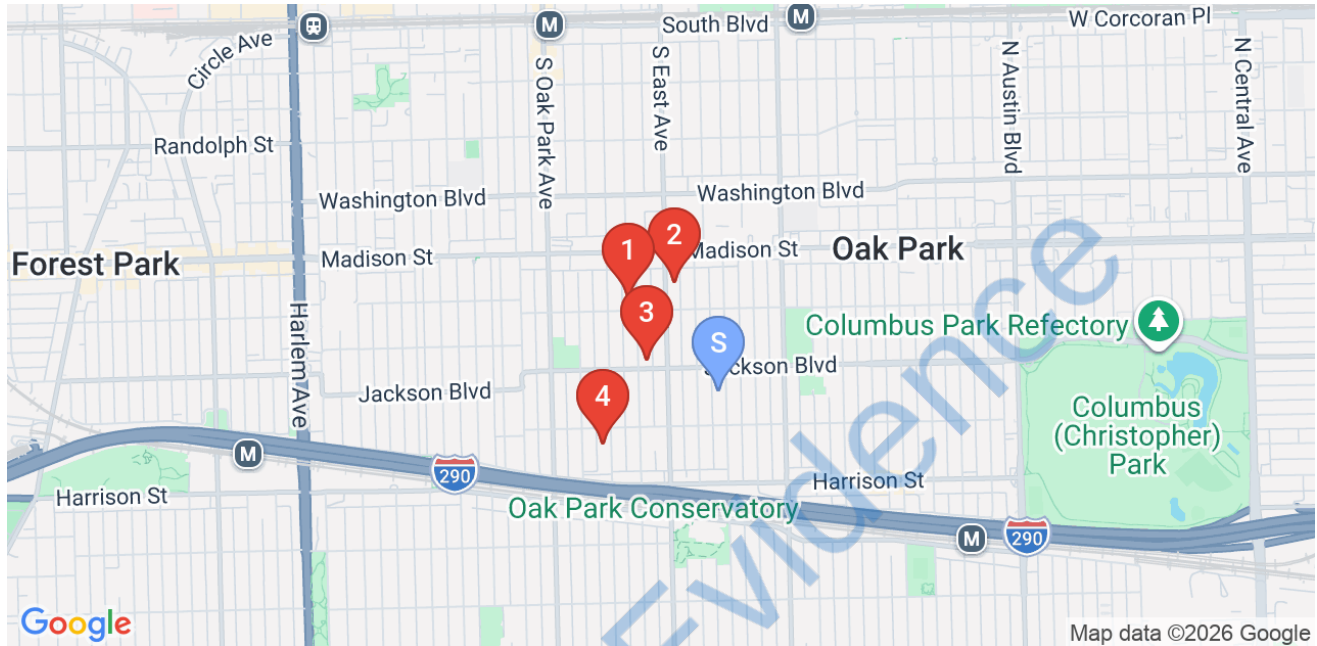
Taxpayer's opinion of value : **\$42,500**

Sales analysis : **\$42,500**

Sales Analysis is based on 4 comparable properties in the same neighborhood as the Subject.

Report generated by cookcountyappeal.tax on 06-25-2026

Locations of Sales Comps



Subject Property

S: 001 Gunderson Ave Oak Park II 60304

Comparable Properties

1: 002 Clarence Ave Oak Park II 60304	2: 003 S East Ave Oak Park II 60304
3: 004 Clarence Ave Oak Park II 60304	4: 005 Wesley Ave Oak Park II 60304

Sales Comps Analysis

- Comps are within a +/- 5 year age range from the Subject. Most comps are newer than the Subject.
- All comps are of the same class (203) as the Subject.
- All comps are of the same CDU as the Subject: AV.
- Comps have comparable living area
- All comps are in the same neighborhood as the Subject: 27050.
- All comps are within 0.3 miles from the Subject

Sales Comparison Grid

	Subject Property	Comp 1	Comp 2	Comp 3	Comp 4
PIN	000001	000002	000003	000004	000005
Property Address	001 Gunderson Ave Oak Park II 60304	002 Clarence Ave Oak Park II 60304	003 S East Ave Oak Park II 60304	004 Clarence Ave Oak Park II 60304	005 Wesley Ave Oak Park II 60304
Neighborhood	27050	27050	27050	27050	27050
Subdivision	1618B_H	1618A_E	1618B_C	1618A_H	1618A_G
Distance from subject (Mi)	--	0.3	0.3	0.2	0.3
Building Class	203	203	203	203	203
Living Area (Sqft)	1,663	1,527	1,165	1,353	1,654
Building Value	\$424,950	\$365,630	\$319,130	\$395,160	\$461,960
Year Built	1913	1913	1918	1915	1918
CDU	AV	AV	AV	AV	AV
Bedrooms Bathrooms	3 2.00	3 1.50	3 1.50	3 2.00	3 2.00
Exterior Wall	Stucco	Stucco	Stucco	Stucco	Stucco
Roof Type	Shingle + Asphalt	Shingle + Asphalt	Shingle + Asphalt	Shingle + Asphalt	Shingle + Asphalt
Heating Type	Hot Water Steam	Hot Water Steam	Hot Water Steam	Hot Water Steam	Hot Water Steam
Land Size (SF)	4,725	4,687	3,937	4,158	3,780
Land Value	\$85,050	\$84,370	\$70,870	\$74,840	\$68,040
Assessed Value	\$51,000	\$45,000	\$39,000	\$47,000	\$53,000
Sale Price Per sqft	--	\$415,000 \$249.55	\$380,000 \$228.50	\$435,000 \$261.58	\$436,000 \$262.18
Median Sale Price Per sqft	\$425,000 \$255.56				

Subject Property

Account number: 000001
001 Gunderson Ave Oak Park IL 60304



\$510,000

Noticed Market Value

203, 2-03 One-Story Residence, Any Age, 1,0001,800 Sq
Ft

113 years old

Bedrooms: 3 Bathrooms: 2.00

Neighborhood :	27050	Subdivision :	1618B_H
Heating Type:	Hot Water Steam	Roof Type :	Shingle + Asphalt
Exterior Wall:	Stucco	CDU:	AV
Distance from Subject(Mi):	--		

	Area	Market value
Land :	4,725 sqft	\$85,050
Improvement :	1,663 sqft	\$424,950

Sale Comp #1

Account number: 000002
002 Clarence Ave Oak Park IL 60304



\$415,000

Sale Price

203, 2-03 One-Story Residence, Any Age, 1,0001,800 Sq
Ft

113 years old

Bedrooms: 3 Bathrooms: 1.50

Neighborhood :	27050	Subdivision :	1618A_E
Heating Type:	Hot Water Steam	Roof Type:	Shingle + Asphalt
Exterior Wall:	Stucco	CDU:	AV
Distance from Subject(Mi):	0.3		

	Area	Market value
Land :	4,687 sqft	\$84,370
Improvement :	1,527 sqft	\$365,630

Sale Comp #2

Account number: 000003
003 S East Ave Oak Park IL 60304



\$380,000

Sale Price

203, 2-03 One-Story Residence, Any Age, 1,0001,800 Sq
Ft

108 years old

Bedrooms: 3 Bathrooms: 1.50

Neighborhood :	27050	Subdivision :	1618B_C
Heating Type:	Hot Water Steam	Roof Type:	Shingle + Asphalt
Exterior Wall:	Stucco	CDU:	AV
Distance from Subject(Mi):	0.3		

	Area	Market value
Land :	3,937 sqft	\$70,870
Improvement :	1,165 sqft	\$319,130

Sale Comp #3

Account number: 000004
004 Clarence Ave Oak Park IL 60304



\$435,000

Sale Price

203, 2-03 One-Story Residence, Any Age, 1,0001,800 Sq
Ft

111 years old

Bedrooms: 3 Bathrooms: 2.00

Neighborhood :	27050	Subdivision :	1618A_H
Heating Type:	Hot Water Steam	Roof Type:	Shingle + Asphalt
Exterior Wall:	Stucco	CDU:	AV
Distance from Subject(Mi):	0.2		

	Area	Market value
Land :	4,158 sqft	\$74,840
Improvement :	1,353 sqft	\$395,160

Sale Comp #4

Account number: 000005

005 Wesley Ave Oak Park IL 60304



\$436,000

Sale Price

203, 2-03 One-Story Residence, Any Age, 1,0001,800 Sq
Ft

108 years old

Bedrooms: 3 Bathrooms: 2.00

Neighborhood : 27050

Heating Type: Hot Water Steam

Exterior Wall: Stucco

Distance from Subject(Mi): 0.3

Subdivision : 1618A_G

Roof Type: Shingle + Asphalt

CDU: AV

	Area	Market value
Land :	3,780 sqft	\$68,040
Improvement :	1,654 sqft	\$461,960

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Sample Evidence