LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 15 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	13021080270000
Property address	6220 N SPRINGFIELD AVE
Township	Jefferson (71)
Assessor neighborhood	71030
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$53,272	**$42,405**	**$10,867**

20.4% of the current assessed value.
Estimated tax effect about $2,305 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 168 other properties in assessor neighborhood 71030 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 $27.29 per square foot. This home is assessed at $34.28 per square foot, which is 26% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,554 square feet gives $42,405. 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	1,554 square feet
Land area	4,224 square feet
Year built	1954
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	4
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$53,272
Assessed value per square foot	$34.28

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	645
2	Building area within 15% of this home	222
3	Built within 15 years of this home	218
4	Same building type	168
5	Same construction quality grade	168

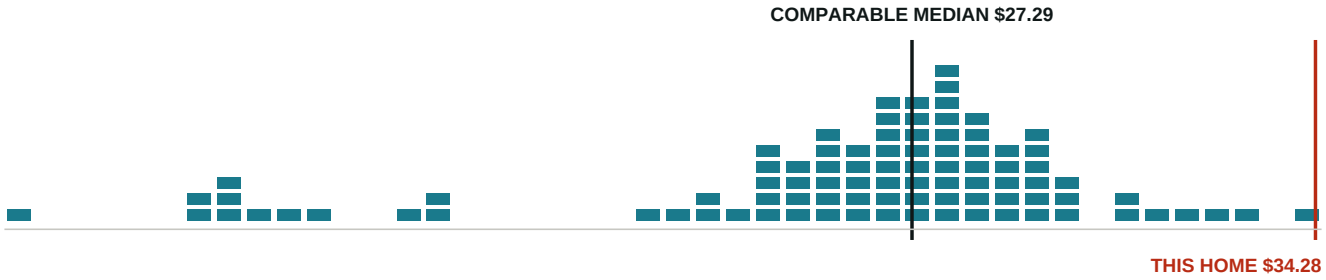
The comparable figure used is the median of all 168 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 168 properties 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	168
Lowest assessed	$11.56 per square foot
25th percentile	$25.50 per square foot
Median	$27.29 per square foot
75th percentile	$28.54 per square foot
Highest assessed	$34.39 per square foot
This home	$34.28 per square foot
Position	assessed above 167 of the 168 comparable properties, the 99th percentile



$11.56 per sq ft — 168 comparable properties by assessed value per square foot, one mark is 2 properties — $34.39 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 168 comparables	$27.29
Building area of this home	1,554 sq ft
Median multiplied by building area	**$42,405**
Current total assessed value	$53,272
Difference, the reduction requested	**$10,867**

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 $10,867 in assessed value is worth roughly $2,305 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

168 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 168 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
13021280030000	3755 W GRANVILLE AVE	1,643	1954	3	2	$24,150	$14.70
13022000320000	6302 N DRAKE AVE	1,460	1952	4	1	$21,846	$14.96
13022000330000	3540 W ROSEMONT AVE	1,460	1952	4	1	$22,531	$15.43
13021230240000	6144 N MONTICELLO AVE	1,609	1951	4	1	$24,952	$15.51
13021230230000	6144 N MONTICELLO AVE	1,609	1951	4	1	$24,952	$15.51
13021190020000	3959 W GLENLAKE AVE	1,586	1955	4	1	$24,809	$15.64
13021190010000	3959 W GLENLAKE AVE	1,586	1955	4	1	$24,809	$15.64
13021280020000	3755 W GRANVILLE AVE	1,643	1954	3	2	$25,917	$15.77
13022100180000	3414 W GLENLAKE AVE	1,557	1950	3	1	$24,667	$15.84
13022100190000	3414 W GLENLAKE AVE	1,557	1950	3	1	$26,574	$17.07
13022180290000	6016 N JERSEY AVE	1,510	1952	3	1	$28,204	$18.68
13022180300000	6014 N JERSEY AVE	1,510	1952	3	1	$28,436	$18.83
13022180200000	6040 N JERSEY AVE	1,471	1954	3	1	$28,079	$19.09
13022180210000	6040 N JERSEY AVE	1,471	1954	3	1	$28,312	$19.25
13021270220000	6032 N CENTRAL PARK AVE	1,651	1954	3	2	$38,446	$23.29
13021240090000	6129 N MONTICELLO AVE	1,514	1953	4	2	$36,083	$23.83
13022130130000	6019 N CENTRAL PARK AVE	1,521	1951	4	1	$37,345	$24.55
13021020120000	6333 N AVERS AVE	1,650	1957	3	2	$41,000	$24.85
13032100040000	6241 N LOWELL AVE	1,648	1953	3	1	$41,000	$24.88
13021160370000	6157 N HARDING AVE	1,554	1954	3	2	$38,671	$24.88
13021020140000	6325 N AVERS AVE	1,634	1959	3	2	$40,868	$25.01
13021000450000	6308 N SPRINGFIELD AVE	1,611	1955	3	1	$41,001	$25.45
13022160200000	6056 N KIMBALL AVE	1,503	1954	4	2	$38,296	$25.48
13021160020000	6149 N HARDING AVE	1,606	1956	3	1	$41,000	$25.53
13022160210000	6052 N KIMBALL AVE	1,642	1955	3	2	$42,000	$25.58
13021260290000	6001 N LAWNDALE AVE HOUS	1,521	1954	4	1	$39,000	$25.64
13021020160000	6319 N AVERS AVE HSE	1,506	1954	3	1	$39,000	$25.90
13021170060000	6137 N SPRINGFIELD AVE	1,473	1954	4	2	$38,268	$25.98
13021170020000	6153 N SPRINGFIELD AVE	1,508	1955	3	2	$39,394	$26.12
13021160030000	6147 N HARDING AVE	1,606	1954	4	2	$42,000	$26.15
13021160260000		1,515	1954	4	2	$39,758	$26.24
13032220090000		1,457	1951	3	1	$38,430	$26.38
13021010230000		1,492	1954	4	2	$40,000	$26.81
13021150410000		1,602	1954	4	1	$43,000	$26.84
13021090360000		1,524	1954	3	1	$41,000	$26.90
13032100390000		1,621	1950	4	1	$43,676	$26.94
13021240440000		1,655	1952	3	1	$45,143	$27.28
13022100380000		1,457	1954	4	1	$40,000	$27.45
13021250230000		1,637	1955	4	1	$45,000	$27.49
13022180500000		1,476	1955	3	1	$41,000	$27.78

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13032050460000		1,470	1953	4	1	$41,000	$27.89
13021180220000		1,467	1953	4	1	$41,000	$27.95
13032130170000		1,525	1954	3	1	$43,000	$28.20
13021090340000		1,448	1953	3	1	$41,000	$28.31
13021240310000		1,548	1951	3	2	$44,000	$28.42
13022180490000		1,476	1956	4	2	$42,000	$28.46
13022040410000		1,612	1953	4	2	$46,000	$28.54
13032100230000		1,465	1949	4	2	$42,000	$28.67
13021250240000		1,637	1955	3	2	$47,001	$28.71
13022180480000		1,458	1954	4	1	$42,000	$28.81
13032310020000		1,488	1957	3	1	$43,000	$28.90
13032050450000		1,538	1954	3	1	$45,000	$29.26
13021080330000		1,468	1957	4	2	$43,000	$29.29
13032030410000		1,550	1952	3	1	$46,000	$29.68
13032190520000		1,490	1955	3	1	$45,000	$30.20
13022180460000		1,488	1955	4	2	$46,000	$30.91
13032160320000		1,451	1951	4	2	$45,000	$31.01
13022140230000		1,492	1959	6	3	$47,000	$31.50
13032310040000		1,500	1955	4	1	$48,000	$32.00
13032310050000		1,451	1956	4	2	$47,353	$32.63
13021080270000	**6220 N SPRINGFIELD AVE**	**1,554**	**1954**	**4**	**2**	**$53,272**	**$34.28**

Median of all 168 comparables: $27.29 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71030, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 168 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.

13032220510000	13021280030000	13021280050000	13022000320000	13021280040000
13022000330000	13021230240000	13021230230000	13021190020000	13021190010000
13021280020000	13022100180000	13022180150000	13022180140000	13022100190000
13022180290000	13022180300000	13022180200000	13022180210000	13022040430000
13021270220000	13021080230000	13021240090000	13021010330000	13022000310000
13022000120000	13021260530000	13022130130000	13021230420000	13022120330000
13021020120000	13022170090000	13032100040000	13021160370000	13022170200000
13032200270000	13021020140000	13022090230000	13022170390000	13032220260000
13021000450000	13022160200000	13021240470000	13021160020000	13032210420000
13022160210000	13021080120000	13021260290000	13032040320000	13021150400000
13021150330000	13021020160000	13021030530000	13022090220000	13021170060000
13021170240000	13021260640000	13021080180000	13021170020000	13021160030000
13032050270000	13021160260000	13022140180000	13021200020000	13032180240000
13032220090000	13021000470000	13021040310000	13021040290000	13021010230000
13022040420000	13021150410000	13032040180000	13021270540000	13022000140000
13021090360000	13032100390000	13021040300000	13032100210000	13021240010000
13021170050000	13021080050000	13021080060000	13021240440000	13021170030000
13021080110000	13032180310000	13032200340000	13022100380000	13021250230000
13022100500000	13021080030000	13021080090000	13021010270000	13021190160000
13021020350000	13021080290000	13021110090000	13021090400000	13021010260000
13021230310000	13022180500000	13021250030000	13022000270000	13021270530000
13022050260000	13032050460000	13021260610000	13021110120000	13021180220000
13021160310000	13021090090000	13021080100000	13022080360000	13032190110000
13032130170000	13032110140000	13021120260000	13021160300000	13021090340000
13021130480000	13021240310000	13021080300000	13022180490000	13021010140000
13022040410000	13021020100000	13022000280000	13032100230000	13032190020000
13021010160000	13021250240000	13021150380000	13022180480000	13032310020000
13032150350000	13032220580000	13021010350000	13032180260000	13032070140000
13032050450000	13032280150000	13021080330000	13032020130000	13021170220000
13022070240000	13032220030000	13032220550000	13032120060000	13032030410000
13032130350000	13021090140000	13032220610000	13021110100000	13021170180000
13032130210000	13032190520000	13032140350000	13022180460000	13032160320000
13022140230000	13032310040000	13032200030000	13032190010000	13032310050000
13032110020000	13032180090000	13032310060000		

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	15 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.

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