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	13062270530000
Property address	6030 N NAGLE AVE
Township	Jefferson (71)
Assessor neighborhood	71410
Property class	204 Single-family, large lot
Assessment stage	Mailed value for 2026

ASSESSED NOW

$49,000

12.4% of the current assessed value.

COMPARABLES IMPLY

$42,944

Estimated tax effect about $1,284 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,056

SECTION 1

The argument in one paragraph

The Assessor values 48 other properties in assessor neighborhood 71410 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 $23.70 per square foot. This home is assessed at $27.04 per square foot, which is 14% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,812 square feet gives $42,944. 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	1,812 square feet
Land area	7,740 square feet
Year built	1953
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	8
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$49,000
Assessed value per square foot	$27.04

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	266
2	Building area within 15% of this home	148
3	Built within 15 years of this home	50
4	Same building type	48
5	Same construction quality grade	48

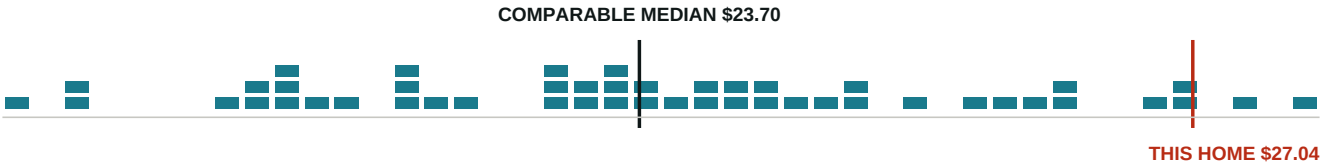
The comparable figure used is the median of all 48 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 48 properties 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	48
Lowest assessed	$19.85 per square foot
25th percentile	$22.33 per square foot
Median	$23.70 per square foot
75th percentile	$25.00 per square foot
Highest assessed	$27.81 per square foot
This home	$27.04 per square foot
Position	assessed above 45 of the 48 comparable properties, the 94th percentile



$19.85 per sq ft — 48 comparable properties by assessed value per square foot, one mark is one property — $27.81 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 48 comparables	$23.70
Building area of this home	1,812 sq ft
Median multiplied by building area	**$42,944**
Current total assessed value	$49,000
Difference, the reduction requested	**$6,056**

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 $6,056 in assessed value is worth roughly $1,284 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

All 48 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13062120340000	6518 W CLARENCE AVE	2,081	1961	3	2	$41,315	$19.85
13062050280000	6524 W HIGHLAND AVE	1,829	1954	4	2	$37,120	$20.30
13062130060000	6243 N NEENAH AVE	1,816	1952	4	2	$36,974	$20.36
13062260390000	6023 N NEWBURG AVE	1,853	1952	4	1	$39,286	$21.20
13053210320000	5724 N MOODY AVE	2,001	1949	3	2	$42,748	$21.36
10314160210000	6442 N NASHVILLE AVE	2,068	1950	3	2	$44,339	$21.44
13053220160000	5713 N MOODY AVE	2,021	1941	4	2	$43,484	$21.52
13053120350000	5824 N MELVINA AVE	1,946	1950	3	1	$41,890	$21.53
13051150440000	6112 N MCVICKER AVE	2,080	1948	3	2	$45,037	$21.65
13053240280000	5732 N AUSTIN AVE	1,961	1953	4	2	$42,692	$21.77
10314110340000	6648 W SCHREIBER AVE	1,980	1949	3	2	$43,469	$21.95
10314080010000	6635 W ALBION AVE	1,813	1946	4	2	$40,428	$22.30
13051080250000	6224 N MELVINA AVE	2,033	1942	3	1	$45,411	$22.34
13064020480000	5940 N NAVARRE AVE	1,954	1958	3	2	$43,731	$22.38
13053040010000	6161 W PETERSON AVE	1,865	1953	2	1	$42,000	$22.52
10314070240000	6644 W IMLAY ST	1,881	1954	4	1	$42,616	$22.66
13053140140000	5919 N MEDINA AVE	1,814	1955	3	2	$42,077	$23.20
13053120340000	5828 N MELVINA AVE	2,066	1949	5	2	$48,000	$23.23
13051150360000	6136 N MCVICKER AVE	2,064	1950	3	1	$48,000	$23.26
13053210090000	5735 N MELVINA AVE	1,821	1952	3	1	$42,689	$23.44
13053170020000	5753 N NAGLE AVE	2,003	1940	3	2	$47,000	$23.46
10314060130000	6680 W HAYES AVE	2,033	1951	4	2	$48,000	$23.61
10314130220000	6712 W DEVON AVE	1,905	1952	3	2	$45,000	$23.62
13053300200000	5640 N MOODY AVE	1,861	1960	3	1	$44,000	$23.64
13053310110000	5627 N MOODY AVE HSE	1,810	1954	4	1	$43,000	$23.76
10314110290000	6666 W SCHREIBER AVE	1,811	1949	3	1	$43,129	$23.82
10314160340000	6552 W DEVON AVE	1,804	1942	4	2	$43,000	$23.84
13053020450000	5929 N MOBILE AVE	1,915	1946	4	2	$46,000	$24.02
13062130150000	6215 N NEENAH AVE	2,001	1953	3	2	$48,333	$24.15
13053150760000	5809 N MELVINA AVE	1,939	1949	3	1	$47,000	$24.24
13051240150000	6004 N MELVINA AVE	2,012	1942	3	2	$49,000	$24.35
13051110470000	6173 N NAGLE AVE	1,840	1953	4	2	$45,000	$24.46
13064020450000	5922 N NAVARRE AVE	1,818	1951	3	2	$44,469	$24.46
13062050290000	6522 W HIGHLAND AVE	1,822	1954	4	2	$44,942	$24.67
13053100430000	5839 N MULLIGAN AVE	1,895	1941	3	2	$47,000	$24.80
10313170210000	6418 N NEWCASTLE AVE	1,994	1953	4	2	$49,804	$24.98
13062190300000	6671 W RAVEN ST	2,033	1949	3	2	$51,001	$25.09
13062030350000	6326 N NORMANDY AVE HSE	1,975	1951	3	1	$50,000	$25.32
13053020230000	5905 N MOBILE AVE	1,821	1960	3	2	$47,000	$25.81
10314160070000	6439 N NATOMA AVE	2,005	1949	4	2	$52,000	$25.94

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13062030360000	6322 N NORMANDY AVE	1,872	1951	3	2	$49,000	$26.18
10313080490000	6441 N NORDICA AVE	1,939	1939	2	1	$51,000	$26.30
13053140200000	5914 N AUSTIN AVE	1,821	1951	3	2	$48,000	$26.36
13062030270000	6309 N OAK PARK AVE HSE	1,896	1952	6	1	$51,000	$26.90
13062050140000	6532 W PALATINE AVE	1,926	1939	4	1	$52,001	$27.00
13062270530000	**6030 N NAGLE AVE**	**1,812**	**1953**	**3**	**2**	**$49,000**	**$27.04**
13051140350000	6128 N MEADE AVE	1,996	1948	4	2	$54,000	$27.05
10313070400000	6444 N NORDICA AVE	1,933	1949	3	1	$53,001	$27.42
10314120260000	6635 W IMLAY ST	1,870	1962	3	1	$52,000	$27.81

Median of all 48 comparables: $23.70 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71410, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 48 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.

13062120340000	13062050280000	13062130060000	13062260390000	13053210320000
10314160210000	13053220160000	13053120350000	13051150440000	13053240280000
10314110340000	10314080010000	13051080250000	13064020480000	13053040010000
10314070240000	13053140140000	13053120340000	13051150360000	13053210090000
13053170020000	10314060130000	10314130220000	13053300200000	13053310110000
10314110290000	10314160340000	13053020450000	13062130150000	13053150760000
13051240150000	13051110470000	13064020450000	13062050290000	13053100430000
10313170210000	13062190300000	13062030350000	13053020230000	10314160070000
13062030360000	10313080490000	13053140200000	13062030270000	13062050140000
13051140350000	10313070400000	10314120260000		

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.

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.