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	19153120320000
Property address	6046 S KILBOURN AVE
Township	Lake (72)
Assessor neighborhood	72030
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$23,000	**$19,847**	**$3,153**

13.7% of the current assessed value.
Estimated tax effect about $669 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 2361 other properties in assessor neighborhood 72030 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 $23.66 per square foot. This home is assessed at $27.41 per square foot, which is 16% above that median. Applying the median the Assessor already uses for those neighbors to this home's 839 square feet gives $19,847. 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	839 square feet
Land area	3,780 square feet
Year built	1948
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$23,000
Assessed value per square foot	$27.41

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	3,735
2	Building area within 15% of this home	3,127
3	Built within 15 years of this home	2,511
4	Same building type	2,361
5	Same construction quality grade	2,361

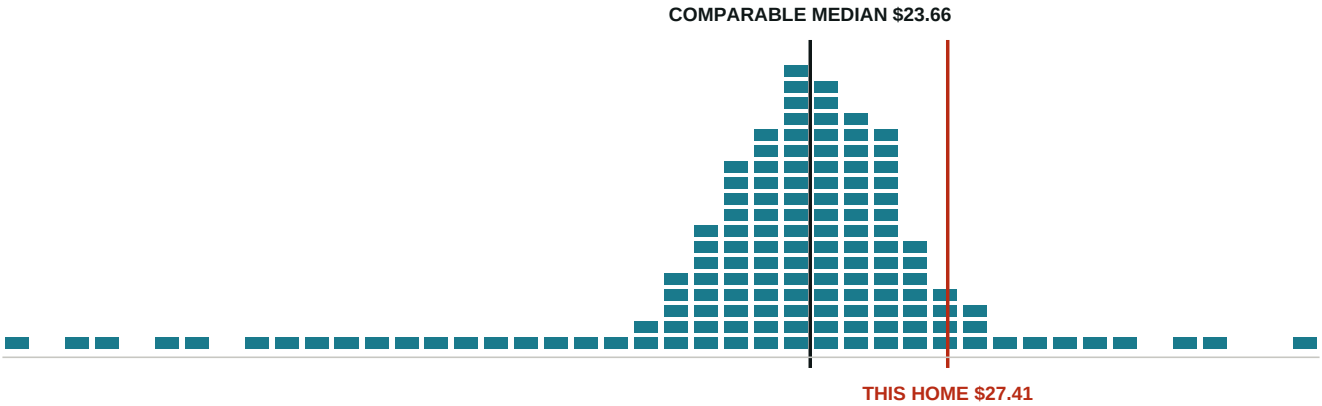
The comparable figure used is the median of all 2361 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 2361 properties 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	2,361
Lowest assessed	$1.57 per square foot
25th percentile	$22.13 per square foot
Median	$23.66 per square foot
75th percentile	$25.22 per square foot
Highest assessed	$37.58 per square foot
This home	$27.41 per square foot
Position	assessed above 2254 of the 2361 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 2361 comparables	$23.66
Building area of this home	839 sq ft
Median multiplied by building area	**$19,847**
Current total assessed value	$23,000
Difference, the reduction requested	**$3,153**

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 $3,153 in assessed value is worth roughly $669 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

2361 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 2361 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
19113300180000	5431 S HAMLIN AVE	840	1942	2	1	$11,830	$14.08
19113300190000	5431 S HAMLIN AVE	840	1942	2	1	$11,830	$14.08
19113300210000	5435 S HAMLIN AVE	840	1942	2	1	$12,551	$14.94
19113300200000	5435 S HAMLIN AVE	840	1942	2	1	$12,551	$14.94
19143100020000		839	1953	2	1	$17,000	$20.26
19233170260000		840	1948	4	1	$18,000	$21.43
19231010460000		838	1953	2	1	$18,000	$21.48
19151280010000		840	1945	2	1	$18,920	$22.52
19233110530000		840	1948	2	1	$19,000	$22.62
19113320510000		839	1937	2	1	$19,000	$22.65
19151130260000		840	1945	2	1	$19,690	$23.44
19233170360000		840	1948	2	1	$20,000	$23.81
19233200180000		840	1948	3	1	$20,000	$23.81
19233250310000		840	1948	2	1	$20,000	$23.81
19113150440000		840	1949	2	1	$20,000	$23.81
19231080100000		840	1947	2	1	$20,000	$23.81
19233160220000		840	1948	2	1	$20,000	$23.81
19113150370000		840	1949	2	1	$20,000	$23.81
19233190040000		840	1949	3	1	$20,000	$23.81
19233180330000		840	1949	2	1	$20,000	$23.81
19151250020000		839	1951	2	1	$20,000	$23.84
19141140350000		839	1953	2	1	$20,000	$23.84
19141170080000		839	1953	2	1	$20,000	$23.84
19141120240000		838	1939	2	1	$20,000	$23.87
19231010450000		838	1953	2	1	$20,000	$23.87
19151140180000		840	1944	2	1	$20,051	$23.87
19224100010000		840	1949	3	2	$20,338	$24.21
19152250400000		840	1941	2	1	$20,404	$24.29
19151250090000		839	1952	2	1	$20,458	$24.38
19154080390000		840	1950	2	1	$20,504	$24.41
19152180360000		840	1944	2	1	$20,664	$24.60
19151130210000		840	1943	2	1	$20,840	$24.81
19224120170000		840	1948	2	1	$21,000	$25.00
19151130270000		840	1945	2	1	$21,000	$25.00
19151130250000		840	1943	2	1	$21,000	$25.00
19233160310000		840	1948	2	1	$21,000	$25.00
19151200050000		840	1942	2	1	$21,000	$25.00
19151130370000		840	1945	2	1	$21,000	$25.00
19141050520000		840	1948	2	1	$21,000	$25.00
19151130390000		840	1945	2	1	$21,000	$25.00

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19152180310000		840	1943	2	1	$21,000	$25.00
19224050350000		840	1948	2	1	$21,000	$25.00
19141220670000		840	1945	4	1	$21,000	$25.00
19224120390000		840	1949	2	1	$21,000	$25.00
19151210380000		840	1943	2	1	$21,000	$25.00
19151060160000		840	1943	2	1	$21,000	$25.00
19151200130000		840	1942	2	1	$21,000	$25.00
19151200120000		840	1942	2	1	$21,000	$25.00
19151220120000		840	1942	2	1	$21,000	$25.00
19151200170000		840	1942	2	1	$21,000	$25.00
19141220650000		840	1945	2	1	$21,000	$25.00
19222130370000		839	1947	2	1	$21,000	$25.03
19152220230000		839	1948	4	1	$21,000	$25.03
19154160330000		839	1956	2	1	$22,000	$26.22
19154090130000		839	1952	2	1	$22,000	$26.22
19152220210000		839	1948	2	1	$22,000	$26.22
19151130290000		839	1952	2	1	$22,000	$26.22
19153120290000		839	1947	2	1	$22,000	$26.22
19153130290000		839	1947	2	1	$23,000	$27.41
19153120320000	**6046 S KILBOURN AVE**	**839**	**1948**	**2**	**1**	**$23,000**	**$27.41**
19153120300000		839	1947	2	1	$27,000	$32.18

Median of all 2361 comparables: $23.66 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72030, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 2361 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.

19233300560000	19224050410000	19143160450000	19224100510000	19141300490000
19224110420000	19141040340000	19141110330000	19233300450000	19224110410000
19141140140000	19141160390000	19141140430000	19223020740000	19233110120000
19113200670000	19141080170000	19223020730000	19231250370000	19233030290000
19224080630000	19233310420000	19233300470000	19233310210000	19233300480000
19222220140000	19222220130000	19113240380000	19113240390000	19113310120000
19113310130000	19143120050000	19143120060000	19141140090000	19141140100000
19143000320000	19143000330000	19113300180000	19113300190000	19233030300000
19224090610000	19224090520000	19231250360000	19113300210000	19113300200000
19154080110000	19221240220000	19224080600000	19113200180000	19233240300000
19223020360000	19151140150000	19141040350000	19141110320000	19141080160000
19141110160000	19141140150000	19113040660000	19151200220000	19233180160000
19222270390000	19222180380000	19113300680000	19141110110000	19141110100000
19141110150000	19233110110000	19141290020000	19141000160000	19141160400000
19141030280000	19224080080000	19141140420000	19141200430000	19224030330000
19233040140000	19222130200000	19113030470000	19141250160000	19221260260000
19222260340000	19141020610000	19141020600000	19222090200000	19141150170000
19154000020000	19222180310000	19141000200000	19224130010000	19143120080000
19231240170000	19113240450000	19222270260000	19231240290000	19222240380000
19222270290000	19222270270000	19222270350000	19153170150000	19222280190000
19231070090000	19222270240000	19222270380000	19222280250000	19231280180000
19231290250000	19222280160000	19222280200000	19233190330000	19231240190000
19141190310000	19233270530000	19141190080000	19143100430000	19113310450000
19143240300000	19141200370000	19141150380000	19113280690000	19104090430000
19113140570000	19141070130000	19141190300000	19141060100000	19113050160000
19141070120000	19113140580000	19103260440000	19221070010000	19141230180000
19233230110000	19222280100000	19222280140000	19233260480000	19233260210000
19233170030000	19231280340000	19231210350000	19231280310000	19233240180000
19233170310000	19113140660000	19113230550000	19113140680000	19113140700000
19113140650000	19233290140000	19222280210000	19233300090000	19233270290000
19141050660000	19113130670000	19141190450000	19113310270000	19143100020000
19233290150000	19233170130000	19141260210000	19113030150000	19141300180000
19222140180000	19231120280000	19113140530000	19113140540000	19113140490000
19113140550000	19113140500000	19222270210000	19222070100000	19143130010000
19222020320000	19222190300000	19222140290000	19141000570000	19113200650000
19141250500000	19233180090000	19141270160000	19113280490000	19113010330000
19141190340000	19141180200000	19113010320000	19113100280000	19261050440000
19231160480000	19261010810000	19141200690000	19141260600000	19233230200000
19233290170000	19113050490000	19113050510000	19141170420000	19113130510000
19231240350000	19141190440000	19233180060000	19143240180000	19143000230000
19222250190000	19141230350000	19113040580000	19113040490000	19152260020000
19221240360000	19113130720000	19233070670000	19113200540000	19221230160000
19222220330000	19231070410000	19233190070000	19104090450000	19224120340000
19222280300000	19222280260000	19222280290000	19221230200000	19141060620000
19233110540000	19113220650000	19113130730000	19113140470000	19141110490000

19223070030000	19231070440000	19233310080000	19141160720000	19231280480000
19233310010000	19221260200000	19233310510000	19103250090000	19233270130000
19233310110000	19113220670000	19224100030000	19224120070000	19113260610000
19113240430000	19151210490000	19233160270000	19233170250000	19233300060000
19222270330000	19141240670000	19233160110000	19113220630000	19141270670000
19233310090000	19222210020000	19222260200000	19231270100000	19231170390000
19233150060000	19143130430000	19233180170000	19221060230000	19141220490000
19231220640000	19231220600000	19113100720000	19231210040000	19233220390000
19233160300000	19143060230000	19141300230000	19224110170000	19103260450000
19231220560000	19113290290000	19143160340000	19154070030000	19141170630000
19261010750000	19261020620000	19261080260000	19261010760000	19261080220000
19113140560000	19113140590000	19233130260000	19261020570000	19222220310000
19113290560000	19141150450000	19231180420000	19231180390000	19231180400000
19141290550000	19141260230000	19233250240000	19222090340000	19222180370000
19231330220000	19143140150000	19113280360000	19224010030000	19143180480000
19233070660000	19141050080000	19221240070000	19221260160000	19231200370000
19231230030000	19261000460000	19231230020000	19113120250000	19113020180000
19113020110000	19113020130000	19233250140000	19113310430000	19113130570000
19113210800000	19231120300000	19231170420000	19222080370000	19222080360000
19222280070000	19233170290000	19231280320000	19233200210000	19233220250000
19233300100000	19231280330000	19233240190000	19231210380000	19143240450000
19233230140000	19222210060000	19113130560000	19233290250000	19113130600000
19143240410000	19233290070000	19233290100000	19113140730000	19233190110000
19224020140000	19154020120000	19113260590000	19233200350000	19113230480000
19113270680000	19113270660000	19113270670000	19233140170000	19143240420000
19233300350000	19113200610000	19141190460000	19141080610000	19231260290000
19221090250000	19113210490000	19113280470000	19231270480000	19113210710000
19113210780000	19113280460000	19113280480000	19113020310000	19113210740000
19113310030000	19141240100000	19141200080000	19141250140000	19141200070000
19113290540000	19113020340000	19141140490000	19231270050000	19233080150000
19141020390000	19141240370000	19113140510000	19233030060000	19113300610000
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19231020410000	19221240150000	19231270250000	19231010460000	19113130800000
19113210620000	19222150050000	19222140030000	19113230490000	19233180390000
19154040080000	19141090610000	19141170040000	19141090630000	19141150440000
19141090600000	19141090620000	19233030480000	19231130200000	19141020640000
19141290570000	19141290560000	19141240580000	19141170290000	19141260430000
19141020560000	19141020590000	19231280270000	19231280280000	19141110440000
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19113200680000	19141080630000	19141250490000	19233250210000	19104090480000
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19103260170000	19103260180000	19233270450000	19113100560000	19113310310000
19231250060000	19141150510000	19141150500000	19111030070000	19141100410000
19231040360000	19233030090000	19143050300000	19143080400000	19233100050000
19233180350000	19233190130000	19141280800000	19231220420000	19141090560000
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19222110370000	19221250010000	19143050400000	19222260220000	19221260130000
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19224090720000	19113300470000	19113190520000	19113220850000	19221230170000
19221250020000	19113210590000	19221250130000	19113190610000	19141060640000
19113190630000	19113220760000	19113220800000	19113300500000	19113220640000
19113200480000	19233310520000	19113190640000	19113220680000	19113210500000
19113300510000	19113190480000	19113230460000	19221230130000	19113190570000
19113280540000	19113300580000	19222180100000	19221260180000	19113300520000
19221240110000	19221240200000	19113300490000	19113190530000	19113210510000
19113270620000	19113300620000	19113260520000	19113290450000	19113290470000
19221240190000	19113210580000	19113220860000	19113280520000	19221230140000
19233150580000	19141100600000	19113190590000	19113190620000	19113220710000
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19113130610000	19233190030000	19233300320000	19143220340000	19222190210000
19141010600000	19113260490000	19154070040000	19152260540000	19224000060000
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19261100680000	19261010630000	19261020580000	19233130270000	19261090600000
19261020590000	19233130290000	19261020740000	19261090590000	19233260090000
19231180410000	19113060480000	19113060470000	19104170080000	19261040170000
19104090470000	19151190040000	19151190130000	19154180210000	19222120260000
19222080330000	19231170430000	19141250100000	19141250050000	19141090570000
19224010080000	19231240320000	19141070020000	19141150390000	19231240300000
19141170360000	19141230140000	19231050500000	19141000150000	19152120170000
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19233170020000	19233070640000	19141190070000	19113290310000	19222160150000
19154130030000	19221260350000	19222160390000	19261050290000	19222160360000
19233020540000	19231250520000	19141080620000	19231250500000	19141230460000
19233020550000	19233220130000	19233250330000	19233250320000	19231220580000
19141010570000	19154080130000	19233220090000	19233120360000	19233220060000
19222090230000	19222270160000	19233280220000	19154240410000	19154110190000
19233160140000	19141100680000	19233220010000	19233240200000	19231220610000
19233120270000	19141230170000	19233230310000	19221090150000	19222130190000
19233110560000	19141060690000	19224210040000	19141030420000	19231210300000
19231290240000	19233080220000	19141100790000	19233200300000	19233240320000
19233240290000	19143050420000	19233150030000	19224090730000	19152100200000
19233140760000	19231220690000	19141030440000	19113200600000	19231220660000
19141030460000	19231220520000	19233190100000	19233290090000	19141240110000
19141260220000	19141250550000	19143030300000	19141240090000	19143030310000
19141250110000	19152290820000	19113210750000	19233190190000	19231270040000
19231250330000	19143160140000	19141090060000	19233220340000	19233200380000
19231160300000	19233030510000	19233080210000	19233040210000	19141280740000
19152040190000	19141020650000	19233040300000	19233040250000	19233080130000
19233030540000	19151280150000	19152040170000	19233020580000	19233040190000
19224110150000	19231220500000	19233000170000	19233000130000	19231220680000
19233220100000	19233230040000	19233270260000	19231220650000	19233230300000
19231220670000	19231270330000	19233250100000	19233270300000	19231220530000
19233250260000	19233270270000	19222080150000	19222230190000	19141160520000
19104190130000	19152190310000	19102250130000	19233000410000	19233260080000
19233180010000	19233260280000	19141040600000	19152090520000	19141100760000
19141260630000	19152120310000	19233140560000	19141170580000	19222280220000
19154080240000	19233010020000	19231250110000	19141010520000	19231180380000

19233160160000	19231060200000	19233300580000	19141010540000	19151280010000
19141000620000	19233070570000	19152040110000	19153090370000	19141200650000
19222130150000	19152130140000	19143050490000	19113200530000	19152080560000
19152040390000	19154180230000	19152040310000	19152100490000	19141160540000
19152040400000	19154160030000	19233080110000	19233110530000	19222260300000
19221240340000	19104190110000	19221260230000	19221240260000	19141180550000
19113320510000	19224090320000	19143010570000	19143010580000	19231090330000
19141110420000	19141240600000	19141020630000	19151260410000	19231270240000
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19141260640000

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.