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	12041030830000
Property address	6302 N SCOTT ST
Township	Leyden (20)
Assessor neighborhood	20010
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$68,000	$58,919	$9,081

13.4% of the current assessed value.
Estimated tax effect about $1,926 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 20 other properties in assessor neighborhood 20010 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 $23.02 per square foot. This home is assessed at $26.56 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,560 square feet gives $58,919. 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	2,560 square feet
Land area	10,260 square feet
Year built	1987
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	7
Bedrooms	4
Full bathrooms	1
Half bathrooms	1

Total assessed value	$68,000
Assessed value per square foot	$26.56

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	52
2	Building area within 15% of this home	27
3	Built within 15 years of this home	21
4	Same building type	21
5	Same construction quality grade	20

The comparable figure used is the median of all 20 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 20 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	20
Lowest assessed	$11.82 per square foot
25th percentile	$12.77 per square foot
Median	$23.02 per square foot
75th percentile	$24.58 per square foot
Highest assessed	$26.99 per square foot
This home	$26.56 per square foot
Position	assessed above 18 of the 20 comparable properties, the 90th percentile



$11.82 per sq ft — 20 comparable properties by assessed value per square foot, one mark is one property — $26.99 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 20 comparables	$23.02
Building area of this home	2,560 sq ft
Median multiplied by building area	**$58,919**
Current total assessed value	$68,000
Difference, the reduction requested	**$9,081**

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 $9,081 in assessed value is worth roughly $1,926 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 20 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
12042060260000	6236 N HAWTHORNE ST	2,840	1989	4	2	$33,583	$11.82
12042060250000	6236 N HAWTHORNE ST	2,840	1989	4	2	$33,583	$11.82
12042070150000	6213 N HAWTHORNE ST	2,645	1994	4	2	$32,583	$12.32
12042070140000	6213 N HAWTHORNE ST	2,645	1994	4	2	$32,583	$12.32
12042100280000	6128 N HAWTHORNE ST	2,370	1993	4	2	$30,261	$12.77
12042100270000	6128 N HAWTHORNE ST	2,370	1993	4	2	$30,261	$12.77
12042060150000	6213 N SCOTT ST	2,588	1997	3	3	$35,083	$13.56
12042060140000	6213 N SCOTT ST	2,588	1997	3	3	$35,083	$13.56
12041030810000	10012 HOPE DR	2,815	1990	3	3	$61,238	$21.75
12042190190000	6034 RUBY ST	2,757	1990	3	2	$62,000	$22.49
12042190200000	6030 RUBY ST	2,676	1992	4	2	$63,000	$23.54
12042190090000	6027 N EMERSON ST	2,664	1991	4	2	$63,000	$23.65
12042190220000	9819 NORWOOD ST	2,416	1990	4	2	$58,000	$24.01
12042070500000	9901 ROSEMONT AVE	2,424	1988	5	2	$59,000	$24.34
12041030730000	10013 HOPE DR	2,664	1976	4	2	$65,000	$24.40
12042100480000	9941 GRANVILLE AVE	2,330	1988	4	2	$58,564	$25.13
12042130530000	6110 RUBY ST	2,381	1990	3	2	$61,000	$25.62
12042130490000	6140 RUBY ST	2,585	1988	4	3	$67,590	$26.15
12041030830000	**6302 N SCOTT ST**	**2,560**	**1987**	**4**	**1**	**$68,000**	**$26.56**
12041040190000	10003 ROSEMONT AVE	2,772	1998	4	2	$74,000	$26.70
12042130520000	6112 RUBY ST	2,260	1990	4	2	$61,000	$26.99

Median of all 20 comparables: $23.02 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 20010, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 20 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.

12042060260000	12042060250000	12042070150000	12042070140000	12042100280000
12042100270000	12042060150000	12042060140000	12041030810000	12042190190000
12042190200000	12042190090000	12042190220000	12042070500000	12041030730000
12042100480000	12042130530000	12042130490000	12041040190000	12042130520000

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.