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	10354130650000
Property address	6501 DRAKE AVE
Township	Niles (24)
Assessor neighborhood	24101
Property class	206 Single-family, split level
Assessment stage	Mailed value for 2026

ASSESSED NOW

$85,235

13.6% of the current assessed value.

COMPARABLES IMPLY

$73,687

Estimated tax effect about $2,449 a year at a 7% composite rate.

REDUCTION REQUESTED

$11,548

SECTION 1

The argument in one paragraph

The Assessor values 119 other properties in assessor neighborhood 24101 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 $23.33 per square foot. This home is assessed at $26.99 per square foot, which is 16% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,158 square feet gives $73,687. 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	3,158 square feet
Land area	8,613 square feet
Year built	1953
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	5
Full bathrooms	3
Half bathrooms	None recorded

Total assessed value	$85,235
Assessed value per square foot	$26.99

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	336
2	Building area within 15% of this home	123
3	Built within 15 years of this home	122
4	Same building type	121
5	Same construction quality grade	119

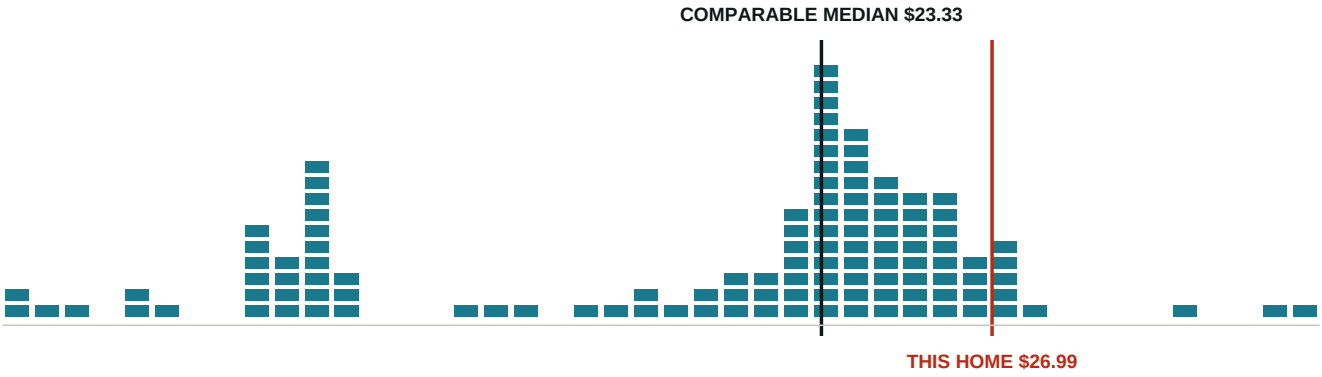
The comparable figure used is the median of all 119 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 119 properties 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	119
Lowest assessed	$5.78 per square foot
25th percentile	$14.71 per square foot
Median	$23.33 per square foot
75th percentile	$24.94 per square foot
Highest assessed	$34.01 per square foot
This home	$26.99 per square foot
Position	assessed above 110 of the 119 comparable properties, the 92nd percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 119 comparables	$23.33
Building area of this home	3,158 sq ft
Median multiplied by building area	**$73,687**
Current total assessed value	$85,235
Difference, the reduction requested	**$11,548**

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 $11,548 in assessed value is worth roughly $2,449 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

119 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 119 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
10274180370000	4250 W CHASE AVE	3,359	1951	4	3	$20,488	$6.10
10354200150000	3453 W ARTHUR AVE	3,151	1955	5	4	$20,675	$6.56
10274200220000	7336 N KEDVALE AVE	2,965	1954	4	3	$32,500	$10.96
10274200230000	7336 N KEDVALE AVE HOUSE	2,965	1954	4	3	$32,500	$10.96
10332260260000	4938 FARWELL AVE	3,420	1963	4	3	$37,768	$11.04
10332260250000	4938 FARWELL AVE	3,420	1963	4	3	$37,768	$11.04
10353210110000	6525 LAWNDALE AVE	3,184	1955	5	3	$36,321	$11.41
10332220250000	4936 MORSE AVE 1	3,284	1949	6	3	$38,599	$11.75
10332220260000	4936 MORSE AVE	3,284	1949	6	3	$38,601	$11.75
10351080130000	3933 ESTES AVE	3,331	1957	5	2	$39,569	$11.88
10351080140000	3933 ESTES AVE	3,331	1957	5	2	$39,569	$11.88
10332220200000	4954 MORSE AVE	2,979	1941	4	2	$37,092	$12.45
10332220190000	4954 MORSE AVE	2,979	1941	4	2	$37,129	$12.46
10342120090000	7035 KEDVALE AVE	3,250	1953	4	2	$40,567	$12.48
10342120080000	7035 KEDVALE AVE	3,250	1953	4	2	$40,567	$12.48
10342030200000	7109 KEDVALE AVE	3,284	1957	6	3	$41,551	$12.65
10342030210000	7109 KEDVALE AVE HSE	3,284	1957	6	3	$41,551	$12.65
10353210100000	6525 LAWNDALE AVE	3,184	1955	5	3	$50,873	$15.98
10274180380000	4250 W CHASE AVE	3,359	1951	4	3	$66,500	$19.80
10354200160000	3453 W ARTHUR AVE	3,151	1955	5	4	$64,325	$20.41
10344020150000	6737 KEDVALE AVE	3,268	1957	4	2	$69,000	$21.11
10351310060000	6851 CHERRY AVE	3,233	1941	4	2	$69,001	$21.34
10341200040000	6839 KOLMAR AVE	3,148	1942	5	2	$68,000	$21.60
10332090500000	5016 FAIRVIEW LN	3,422	1958	4	3	$76,000	$22.21
10341080180000	7057 KENTON AVE	3,254	1955	4	2	$73,000	$22.43
10343240460000	6525 KOSTNER AVE	3,282	1956	4	2	$74,000	$22.55
10341130020000	6956 KNOX AVE	2,944	1941	5	3	$67,015	$22.76
10332210450000	5031 COYLE AVE	3,214	1952	5	3	$74,000	$23.02
10353030500000	6710 HAMLIN AVE	2,982	1943	3	1	$69,441	$23.29
10341220290000	6878 KILPATRICK AVE	3,238	1951	6	4	$75,501	$23.32
10353060320000	6710 MONTICELLO AVE HSE	3,000	1944	5	2	$70,000	$23.33
10354140560000		3,342	1943	4	3	$78,449	$23.47
10353010540000		3,275	1958	6	3	$77,000	$23.51
10342240560000		2,909	1947	4	2	$69,000	$23.72
10353220350000		3,280	1954	4	2	$78,000	$23.78
10332240540000		3,347	1954	6	3	$80,000	$23.90
10354210460000		3,407	1943	5	2	$82,001	$24.07
10341250100000		3,048	1957	5	3	$73,578	$24.14
10343240450000		3,058	1958	4	2	$74,000	$24.20
10341260170000		3,218	1953	5	2	$78,001	$24.24

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
10353150410000		2,993	1951	5	2	$73,000	$24.39
10341260090000		3,388	1955	4	2	$83,000	$24.50
10274200450000		2,936	1956	4	2	$72,000	$24.52
10351310070000		3,056	1949	4	2	$75,000	$24.54
10354140680000		3,224	1949	4	4	$80,000	$24.81
10342230660000		2,917	1948	4	3	$72,535	$24.87
10344020230000		3,072	1957	5	4	$77,116	$25.10
10341140180000		2,922	1940	5	2	$74,000	$25.33
10341180010000		3,312	1942	6	3	$84,000	$25.36
10354110540000		3,235	1956	4	3	$83,000	$25.66
10341270270000		2,913	1955	5	2	$75,000	$25.75
10354070350000		2,995	1952	3	2	$78,000	$26.04
10354210140000		2,982	1953	5	3	$78,338	$26.27
10343240410000		3,082	1955	2	3	$81,000	$26.28
10353210370000		3,299	1957	4	3	$87,001	$26.37
10354220610000		3,109	1953	5	2	$82,000	$26.38
10354130650000	**6501 DRAKE AVE**	**3,158**	**1953**	**5**	**3**	**$85,235**	**$26.99**
10354130640000		3,181	1955	4	3	$86,206	$27.10
10341260150000		3,070	1957	3	3	$84,000	$27.36
10354100520000		3,263	1955	6	5	$90,001	$27.58
10344010530000		3,142	1956	6	4	$97,000	$30.87

Median of all 119 comparables: $23.33 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 24101, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 119 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.

10341220390000	10274180370000	10354200150000	10353230040000	10353150420000
10332210170000	10332130170000	10274200220000	10274200230000	10332260260000
10332260250000	10353210110000	10274270040000	10332220250000	10332220260000
10351080130000	10351080140000	10332220200000	10332220190000	10342120090000
10342120080000	10274300230000	10274300240000	10342030200000	10342030210000
10332050320000	10332050310000	10354070080000	10354070070000	10354070110000
10353210100000	10274270050000	10353150270000	10332130180000	10353230030000
10274180380000	10341220330000	10354200160000	10332170500000	10344020150000
10332080360000	10351310060000	10341200040000	10332090500000	10332160480000
10341080180000	10351310210000	10343240460000	10341130020000	10353170490000
10332240170000	10332210450000	10353130320000	10332290540000	10342120480000
10332060430000	10341210240000	10353030500000	10341220290000	10353060320000
10341270070000	10332210370000	10341080400000	10354140560000	10274210490000
10332090570000	10353010540000	10342010350000	10342240560000	10353220350000
10353010470000	10332290570000	10332240540000	10274260150000	10354150440000
10332200230000	10354210460000	10341250100000	10343240450000	10341260170000
10332180870000	10353150410000	10341260090000	10274200450000	10351310070000
10332250390000	10354140680000	10342230660000	10344010580000	10354130330000
10353120250000	10344020230000	10341130200000	10341140180000	10354080390000
10341180010000	10341270040000	10354110540000	10353160620000	10341270270000
10354140400000	10341240280000	10354070350000	10353230380000	10354210140000
10343240410000	10353210370000	10354220610000	10342110430000	10344010470000
10354130640000	10341260150000	10354000660000	10354150500000	10354100520000
10354130450000	10344010530000	10354120410000	10354200610000	

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.