LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 04 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	09364140370000
Property address	6585 N ONARGA AVE HSE
Township	Jefferson (71)
Assessor neighborhood	71362
Property class	206 Single-family, split level
Assessment stage	Mailed value for 2026

ASSESSED NOW

$63,762

17.0% of the current assessed value.

COMPARABLES IMPLY

$52,896

Estimated tax effect about $2,305 a year at a 7% composite rate.

REDUCTION REQUESTED

$10,866

SECTION 1

The argument in one paragraph

The Assessor values 80 other properties in assessor neighborhood 71362 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 $25.35 per square foot. This home is assessed at $30.55 per square foot, which is 21% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,087 square feet gives $52,896. 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	2,087 square feet
Land area	5,606 square feet
Year built	1929
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	9
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$63,762
Assessed value per square foot	$30.55

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	285
2	Building area within 15% of this home	106
3	Built within 15 years of this home	80
4	Same building type	80
5	Same construction quality grade	80

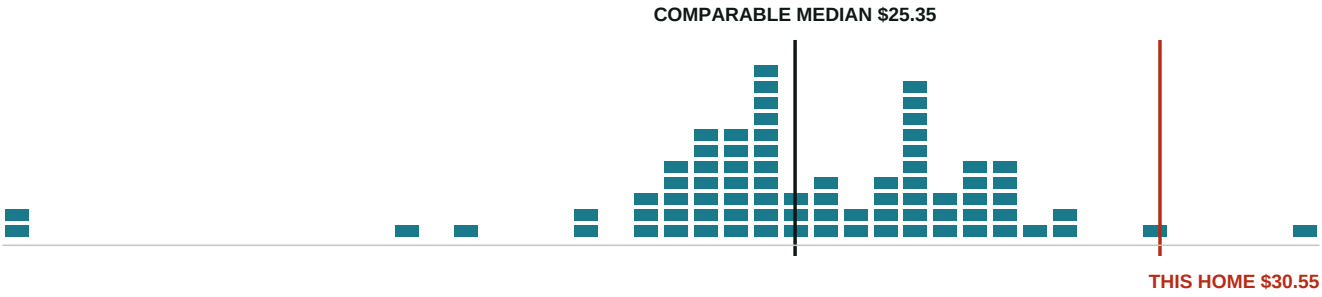
The comparable figure used is the median of all 80 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 80 properties 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	80
Lowest assessed	$14.04 per square foot
25th percentile	$24.27 per square foot
Median	$25.35 per square foot
75th percentile	$27.19 per square foot
Highest assessed	$32.83 per square foot
This home	$30.55 per square foot
Position	assessed above 78 of the 80 comparable properties, the 98th percentile



$14.04 per sq ft — 80 comparable properties by assessed value per square foot, one mark is one property — $32.83 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 80 comparables	$25.35
Building area of this home	2,087 sq ft
Median multiplied by building area	**$52,896**
Current total assessed value	$63,762
Difference, the reduction requested	**$10,866**

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 $10,866 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

80 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 80 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
09363250230000	6470 N OLYMPIA AVE	2,271	1940	4	2	$31,875	$14.04
09363250240000	6470 N OLYMPIA AVE	2,271	1940	4	2	$31,875	$14.04
09363220080000	6540 N OSHKOSH AVE	2,250	1932	4	3	$50,001	$22.22
09362180140000	6954 N OSCEOLA AVE	2,291	1926	4	2	$51,501	$22.48
09361030360000	7028 N OZARK AVE	2,249	1921	4	2	$52,000	$23.12
09363130350000	6578 N OLIPHANT AVE	2,263	1918	5	2	$52,578	$23.23
09362190240000	6914 N ODELL AVE	2,244	1926	5	2	$52,642	$23.46
09364060090000	6727 N OCTAVIA AVE	2,308	1926	4	2	$54,635	$23.67
09364130250000	6632 N OCTAVIA AVE	2,258	1927	4	3	$53,749	$23.80
09363230250000	6534 N OLIPHANT AVE	2,252	1938	4	2	$53,649	$23.82
09363230140000	6507 N OSHKOSH AVE	2,223	1928	3	2	$53,434	$24.04
09362150050000	7241 W GREENLEAF AVE	2,274	1926	4	2	$54,900	$24.14
09364120150000	6647 N ONARGA AVE	2,271	1925	4	2	$54,891	$24.17
09364040010000	6757 N OKETO AVE	2,258	1923	4	3	$54,670	$24.21
09363250210000	6478 N OLYMPIA AVE	2,208	1923	3	1	$53,535	$24.25
09361030330000	7036 N OZARK AVE	2,311	1925	4	2	$56,387	$24.40
09362290130000	7220 W PRATT AVE HSE	2,273	1929	4	2	$55,860	$24.58
09364050100000	6727 N ODELL AVE	2,298	1929	4	2	$56,723	$24.68
09362280030000	7251 W IBSEN ST	2,255	1928	5	2	$55,690	$24.70
09362230090000	7227 W COYLE AVE	2,317	1933	4	2	$57,399	$24.77
09361050880000	7026 N ORIOLE AVE	2,319	1927	4	3	$57,624	$24.85
09364070030000	6749 N OCONTO AVE	2,211	1930	5	1	$55,001	$24.88
09362120150000	7300 W GREENLEAF AVE	2,293	1938	4	2	$57,052	$24.88
09364140030000	6665 N OCTAVIA AVE	2,272	1926	4	2	$56,542	$24.89
09364060180000	6754 N OCONTO AVE	2,218	1931	4	1	$55,472	$25.01
09362120100000	7320 W GREENLEAF AVE	2,207	1940	4	2	$55,434	$25.12
09362270170000	6805 N OSCEOLA AVE	2,269	1938	4	2	$57,024	$25.13
09361070200000	6940 N OVERHILL AVE	2,258	1927	6	2	$56,903	$25.20
09364170190000	6615 N OLMSTED AVE	2,230	1925	4	3	$56,868	$25.50
09362240310000	6804 N OLEANDER AVE	2,222	1923	4	2	$56,993	$25.65
09362150060000	7239 W GREENLEAF AVE	2,246	1928	4	3	$57,763	$25.72
09364140270000	6620 N OCONTO AVE	2,265	1934	4	2	$58,381	$25.78
09362290390000	7229 W FARWELL AVE	2,280	1942	3	2	$59,000	$25.88
09362270240000	7337 W IBSEN ST	2,207	1925	4	2	$58,205	$26.37
09362230200000	7242 W IBSEN ST	2,305	1940	3	3	$60,928	$26.43
09361030110000	7035 N OZANAM AVE	2,307	1942	5	2	$61,394	$26.61
09362090230000	7006 N OLCOTT AVE	2,328	1922	4	2	$62,028	$26.64
09362150220000	7232 W LUNT AVE	2,236	1924	4	2	$60,000	$26.83
09364140440000	6675 N OCTAVIA AVE	2,234	1940	4	2	$60,000	$26.86
09362090120000	7520 W LUNT AVE	2,223	1929	4	2	$59,813	$26.91

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
09362140050000	7325 W GREENLEAF AVE	2,236	1938	5	3	$60,239	$26.94
09362010090000	7117 N OLEANDER AVE	2,329	1922	4	1	$62,882	$27.00
09362140040000	7329 W GREENLEAF AVE	2,268	1934	4	2	$61,262	$27.01
09364110080000	6637 N OGALLAH AVE	2,230	1925	5	2	$60,290	$27.04
09364040210000	6732 N ODELL AVE	2,288	1926	4	2	$62,001	$27.10
09363150040000		2,328	1925	4	2	$63,496	$27.27
09362140140000		2,301	1925	3	2	$63,000	$27.38
09362270440000		2,330	1935	4	2	$63,875	$27.41
09364140320000		2,235	1930	5	2	$62,001	$27.74
09361100070000		2,305	1923	4	2	$64,280	$27.89
09362170100000		2,310	1925	3	1	$64,506	$27.92
09364190110000		2,290	1929	4	2	$64,245	$28.05
09362190080000		2,306	1917	4	2	$65,000	$28.19
09362090090000		2,294	1922	4	1	$65,000	$28.33
09361040010000		2,287	1930	5	2	$65,000	$28.42
09362170030000		2,302	1924	5	4	$65,589	$28.49
09361051030000		2,282	1914	4	2	$65,602	$28.75
09362170270000		2,233	1926	3	3	$65,000	$29.11
09362100010000		2,258	1939	4	2	$66,000	$29.23
09364140370000	**6585 N ONARGA AVE HSE**	**2,087**	**1929**	**3**	**2**	**$63,762**	**$30.55**
09361100020000		2,322	1921	4	3	$71,000	$30.58

Median of all 80 comparables: $25.35 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71362, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 80 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.

09363250230000	09363250240000	09361050270000	09363130090000	09363220080000
09362180140000	09361060080000	09361030360000	09363130350000	09362190240000
09362260100000	09364060090000	09364130250000	09363230250000	09363230140000
09362220070000	09362150050000	09364120150000	09364040010000	09363250210000
09363120100000	09364140020000	09361030330000	09364140170000	09362290130000
09361030340000	09364050100000	09362280030000	09362230090000	09361050880000
09362270160000	09364070030000	09362120150000	09364140030000	09364050210000
09364060180000	09362240030000	09362120100000	09362270170000	09361070200000
09364060300000	09364170190000	09362240310000	09362150060000	09364140270000
09362290390000	09362110240000	09362270240000	09362230200000	09361030110000
09362090230000	09362150220000	09364140440000	09362090120000	09362140050000
09362010090000	09362140040000	09364110080000	09364040210000	09362240220000
09362010160000	09363150040000	09362140140000	09362270440000	09361051610000
09364140320000	09361030410000	09361100070000	09362170100000	09364190110000
09362190080000	09362110250000	09362090090000	09361040010000	09362170030000
09361051030000	09362170270000	09362100010000	09361100020000	09363230550000

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	04 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.