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	12012210090000
Property address	6023 N OCONTO AVE
Township	Jefferson (71)
Assessor neighborhood	71440
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$35,000	**$30,068**	**$4,932**

14.1% of the current assessed value.
Estimated tax effect about $1,046 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 33 other properties in assessor neighborhood 71440 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 $33.33 per square foot. This home is assessed at $38.80 per square foot, which is 16% above that median. Applying the median the Assessor already uses for those neighbors to this home's 902 square feet gives $30,068. 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	902 square feet
Land area	8,250 square feet
Year built	1924
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	No Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$35,000
Assessed value per square foot	$38.80

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	434
2	Building area within 15% of this home	410
3	Built within 15 years of this home	39
4	Same building type	33
5	Same construction quality grade	33

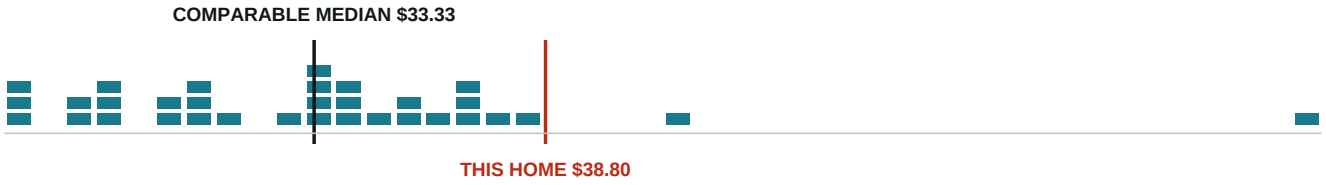
The comparable figure used is the median of all 33 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 33 properties 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	33
Lowest assessed	$26.02 per square foot
25th percentile	$29.99 per square foot
Median	$33.33 per square foot
75th percentile	$35.53 per square foot
Highest assessed	$57.14 per square foot
This home	$38.80 per square foot
Position	assessed above 31 of the 33 comparable properties, the 94th percentile



$26.02 per sq ft — 33 comparable properties by assessed value per square foot, one mark is one property — $57.14 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 33 comparables	$33.33
Building area of this home	902 sq ft
Median multiplied by building area	**$30,068**
Current total assessed value	$35,000
Difference, the reduction requested	**$4,932**

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 $4,932 in assessed value is worth roughly $1,046 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 33 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
12013210480000	5650 N OVERHILL AVE RES	961	1920	2	1	$25,001	$26.02
12013200340000	5652 N OZARK AVE	956	1924	3	1	$25,000	$26.15
12121240200000	7648 W FOSTER AVE	992	1922	2	1	$26,000	$26.21
12121050050000	7743 W GREGORY ST	968	1922	3	1	$27,000	$27.89
12121230190000	7746 W FOSTER AVE	960	1925	2	1	$27,000	$28.12
12121110030000	7751 W RASCHER AVE	957	1925	2	1	$26,954	$28.17
12012100490000	7214 W CLARENCE AVE	991	1925	2	1	$28,000	$28.25
12121050450000	7719 W GREGORY ST	966	1928	2	1	$27,685	$28.66
12013170270000	5706 N OZANAM AVE	767	1936	2	1	$23,000	$29.99
12121120180000	7636 W BALMORAL AVE	997	1936	2	1	$30,000	$30.09
12012090560000	7314 W CLARENCE AVE	879	1929	2	1	$26,714	$30.39
12013070010000	5955 N CANFIELD AVE	954	1925	2	1	$29,001	$30.40
12013210150000	5651 N OZARK AVE	952	1925	2	1	$29,000	$30.46
12121040180000	7807 W GREGORY ST	792	1927	2	1	$25,000	$31.57
12012160150000	7241 W MYRTLE AVE	972	1922	2	1	$32,001	$32.92
12121050130000	7709 W GREGORY ST	996	1929	3	2	$33,000	$33.13
12012100420000	7238 W CLARENCE AVE	960	1928	2	1	$32,001	$33.33
12012160100000	7261 W MYRTLE AVE	930	1924	2	1	$31,001	$33.33
12121150560000	5348 N ORIOLE AVE	949	1938	2	1	$32,000	$33.72
12012120590000	7310 W MYRTLE AVE	784	1923	3	1	$26,827	$34.22
12012100280000	7286 W CLARENCE AVE	960	1927	2	1	$33,000	$34.38
12012100410000	7242 W CLARENCE AVE	960	1928	2	1	$33,001	$34.38
12012090530000	7324 W CLARENCE AVE	853	1929	2	1	$30,000	$35.17
12121200130000	7711 W BERWYN AVE	848	1927	2	1	$30,000	$35.38
12012100290000	7282 W CLARENCE AVE	930	1928	2	1	$33,047	$35.53
12012090510000	7330 W CLARENCE AVE	853	1931	2	1	$31,001	$36.34
12012200080000	6030 N OCONTO AVE	954	1924	2	1	$35,000	$36.69
12012090570000	7310 W CLARENCE AVE	853	1930	2	1	$31,400	$36.81
12121200270000	7712 W FARRAGUT AVE	784	1925	3	1	$29,000	$36.99
12013080100000	5944 N OZARK AVE	898	1928	2	1	$34,001	$37.86
12012090520000	7326 W CLARENCE AVE	853	1929	2	1	$33,001	$38.69
12012210090000	**6023 N OCONTO AVE**	**902**	**1924**	**3**	**1**	**$35,000**	**$38.80**
12121090090000	7621 W CATALPA AVE	768	1924	3	1	$32,000	$41.67
12013230150000	5621 N OTTAWA AVE	980	1928	2	1	$56,000	$57.14

Median of all 33 comparables: $33.33 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71440, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 33 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.

12013210480000	12013200340000	12121240200000	12121050050000	12121230190000
12121110030000	12012100490000	12121050450000	12013170270000	12121120180000
12012090560000	12013070010000	12013210150000	12121040180000	12012160150000
12121050130000	12012100420000	12012160100000	12121150560000	12012120590000
12012100280000	12012100410000	12012090530000	12121200130000	12012100290000
12012090510000	12012200080000	12012090570000	12121200270000	12013080100000
12012090520000	12121090090000	12013230150000		

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.