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	19153270170000
Property address	6232 S KENNETH AVE
Township	Lake (72)
Assessor neighborhood	72030
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$27,000	**$22,429**	**$4,571**

16.9% of the current assessed value.
Estimated tax effect about $970 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 998 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 $20.21 per square foot. This home is assessed at $24.32 per square foot, which is 20% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,110 square feet gives $22,429. 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	1,110 square feet
Land area	4,125 square feet
Year built	1926
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	4
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$27,000
Assessed value per square foot	$24.32

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	6,646
2	Building area within 15% of this home	4,752
3	Built within 15 years of this home	1,133
4	Same building type	998
5	Same construction quality grade	998

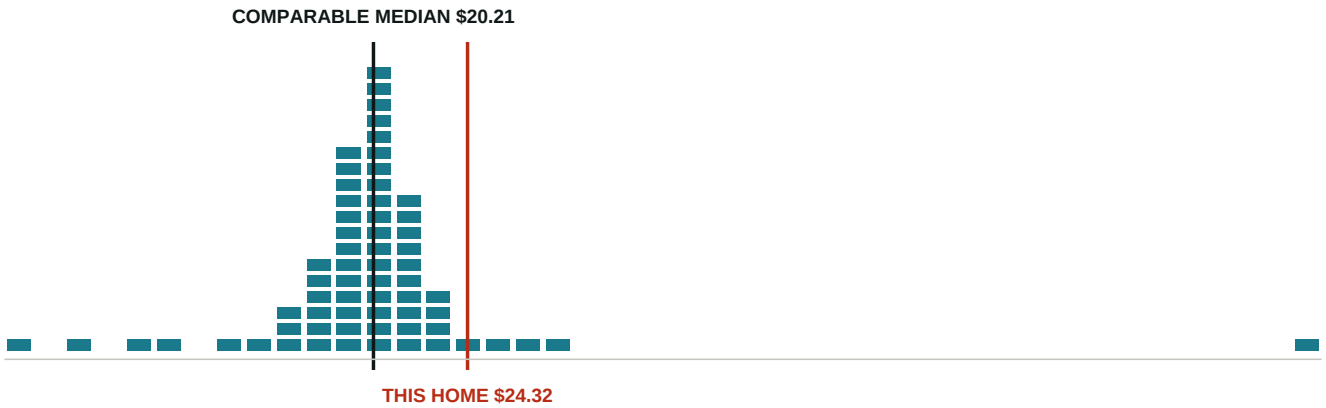
The comparable figure used is the median of all 998 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 998 properties 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	998
Lowest assessed	$4.05 per square foot
25th percentile	$19.10 per square foot
Median	$20.21 per square foot
75th percentile	$21.26 per square foot
Highest assessed	$61.71 per square foot
This home	$24.32 per square foot
Position	assessed above 987 of the 998 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 998 comparables	$20.21
Building area of this home	1,110 sq ft
Median multiplied by building area	**$22,429**
Current total assessed value	$27,000
Difference, the reduction requested	**$4,571**

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 $4,571 in assessed value is worth roughly $970 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

998 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 998 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
19143230090000	3629 W 61ST PL	1,113	1918	3	1	$19,000	$17.07
19154290200000	6212 S KOMENSKY AVE	1,104	1920	3	1	$19,000	$17.21
19143270380000		1,114	1926	3	1	$20,000	$17.95
19143200110000		1,116	1927	3	1	$21,000	$18.82
19143040630000		1,107	1924	3	1	$21,000	$18.97
19141220370000		1,106	1937	3	1	$21,000	$18.99
19222050170000		1,105	1927	3	1	$21,000	$19.00
19222140100000		1,104	1935	3	1	$21,000	$19.02
19231150340000		1,104	1923	3	1	$21,000	$19.02
19143310170000		1,104	1928	3	1	$21,000	$19.02
19231050030000		1,104	1927	3	1	$21,000	$19.02
19222110060000		1,116	1937	3	2	$21,492	$19.26
19154020250000		1,111	1925	3	1	$21,689	$19.52
19141180430000		1,115	1926	3	1	$22,000	$19.73
19141000500000		1,115	1939	3	1	$22,000	$19.73
19143060060000		1,114	1926	3	1	$22,000	$19.75
19143170420000		1,113	1937	3	1	$22,000	$19.77
19233260220000		1,113	1923	3	1	$22,000	$19.77
19143170410000		1,113	1937	3	1	$22,000	$19.77
19222240050000		1,110	1938	3	1	$22,000	$19.82
19143110370000		1,104	1925	3	1	$22,000	$19.93
19231110020000		1,104	1925	3	1	$22,000	$19.93
19143000510000		1,104	1940	3	1	$22,000	$19.93
19222120270000		1,104	1926	3	1	$22,000	$19.93
19231080350000		1,104	1926	3	1	$22,000	$19.93
19102230120000		1,114	1926	2	2	$22,252	$19.97
19222240270000		1,104	1940	3	1	$22,132	$20.05
19102190250000		1,112	1925	3	1	$22,339	$20.09
19102190240000		1,114	1926	3	1	$22,408	$20.11
19222210030000		1,112	1927	3	1	$23,000	$20.68
19222090150000		1,111	1938	3	1	$23,000	$20.70
19222220380000		1,110	1937	3	1	$23,000	$20.72
19154210030000		1,106	1930	3	1	$23,000	$20.80
19221180350000		1,104	1928	4	1	$23,000	$20.83
19154180300000		1,104	1927	3	1	$23,000	$20.83
19222120310000		1,104	1926	3	1	$23,000	$20.83
19143110360000		1,104	1925	4	1	$23,000	$20.83
19102220060000		1,104	1921	3	1	$23,000	$20.83
19222200260000		1,115	1941	3	1	$24,000	$21.52
19221090240000		1,113	1928	3	1	$24,000	$21.56

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19222030200000		1,112	1936	3	1	$24,000	$21.58
19153230210000		1,112	1926	3	1	$24,000	$21.58
19154180280000		1,112	1923	3	2	$24,000	$21.58
19102190260000		1,112	1928	3	1	$24,000	$21.58
19222200300000		1,110	1937	4	1	$24,000	$21.62
19221120380000		1,110	1936	3	1	$24,000	$21.62
19222200280000		1,110	1936	3	1	$24,000	$21.62
19222200290000		1,110	1936	3	1	$24,000	$21.62
19154270140000		1,108	1929	3	1	$24,000	$21.66
19221090070000		1,106	1929	3	1	$24,000	$21.70
19222050160000		1,105	1927	3	1	$24,000	$21.72
19153280160000		1,105	1927	3	1	$24,000	$21.72
19102260050000		1,105	1930	3	1	$24,000	$21.72
19154230090000		1,114	1930	3	1	$25,000	$22.44
19153270150000		1,110	1927	3	1	$25,000	$22.52
19153270130000		1,110	1927	4	1	$25,000	$22.52
19153270160000		1,110	1926	3	1	$25,000	$22.52
19154150350000		1,106	1926	3	2	$25,000	$22.60
19153270170000	**6232 S KENNETH AVE**	**1,110**	**1926**	**3**	**2**	**$27,000**	**$24.32**
19153270140000		1,110	1927	3	2	$27,649	$24.91
19102120280000		1,110	1926	3	1	$27,831	$25.07

Median of all 998 comparables: $20.21 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 998 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.

19143010320000	19141200470000	19143120310000	19143120320000	19141080290000
19141080300000	19111010340000	19102080050000	19141200460000	19231140400000
19113220520000	19231000380000	19152210140000	19231100020000	19231060410000
19143190080000	19231190050000	19143180070000	19143270040000	19154300130000
19141090230000	19153220430000	19222060050000	19102210230000	19143270140000
19154060250000	19143110170000	19143090440000	19222080300000	19143050100000
19143050290000	19103160250000	19222020220000	19222130390000	19143270120000
19143210190000	19231170170000	19221060360000	19141120120000	19143240190000
19222140080000	19222020200000	19143060270000	19141140240000	19222130020000
19143190340000	19221130340000	19231090150000	19231090140000	19231250050000
19231080240000	19143230090000	19143120860000	19141060210000	19154210330000
19231140330000	19231140350000	19154290200000	19154220160000	19143020270000
19143130030000	19221020190000	19143270110000	19143050310000	19143050260000
19143050280000	19231090010000	19153150250000	19231050280000	19141250430000
19231020210000	19222230260000	19104050050000	19143270030000	19143270020000
19141120430000	19141050420000	19111010110000	19152100440000	19231130350000
19231040310000	19143300110000	19143110250000	19141300080000	19231150350000
19143300140000	19143240130000	19221000380000	19231130090000	19153210280000
19222050370000	19143050140000	19143220300000	19113280250000	19222050260000
19221000370000	19231110270000	19143180190000	19231010430000	19143030160000
19143300100000	19222050360000	19143270380000	19111030100000	19143240220000
19231140320000	19143240140000	19231140360000	19222030280000	19222010210000
19222060150000	19222110310000	19231100080000	19231150200000	19222140340000
19231080380000	19143140250000	19222050180000	19154230140000	19143010310000
19111040200000	19111040210000	19231140380000	19102160110000	19143300080000
19231040250000	19222110180000	19143050250000	19143050270000	19141140370000
19231120120000	19222020360000	19231180120000	19231160550000	19143260150000
19143270050000	19143110130000	19143200350000	19143060410000	19113310060000
19222120250000	19231130280000	19104000200000	19231040150000	19231040140000
19111050320000	19143150260000	19152000160000	19154290240000	19143280070000
19141050410000	19141260410000	19231040190000	19152190440000	19151070260000
19143110460000	19222200240000	19153120090000	19231100320000	19143050150000
19143050110000	19143150030000	19141290130000	19141290120000	19102170110000
19143270130000	19231180160000	19231090050000	19113030710000	19152090010000
19222050300000	19222040300000	19143130200000	19143150100000	19143130190000
19143130180000	19222030270000	19231130470000	19141150180000	19143240250000
19233250390000	19143210150000	19231100030000	19231000310000	19231000300000
19231130260000	19222050290000	19143060180000	19141080350000	19231180140000
19222080100000	19111030110000	19143300120000	19143240160000	19143240150000
19231140340000	19143290040000	19143200110000	19222000210000	19102220370000
19222000200000	19154100390000	19221170010000	19222110250000	19231150240000
19143170150000	19222070130000	19222070140000	19111050380000	19111050370000
19143020320000	19154190260000	19233010130000	19143230170000	19222120290000
19141250400000	19222000190000	19102210340000	19143150070000	19143310160000
19103140070000	19143150080000	19222080270000	19102230080000	19141180390000

19221020110000	19143040630000	19102230200000	19222060280000	19141220370000
19102280050000	19152250210000	19222050170000	19221090020000	19154210250000
19222140100000	19231150340000	19143310170000	19231050030000	19231150190000
19141250440000	19143060340000	19143060070000	19231180080000	19231010360000
19231070260000	19154170350000	19222090270000	19102230060000	19222250030000
19154190120000	19154230150000	19153100400000	19143110300000	19143110100000
19154210370000	19222220370000	19143210100000	19222060130000	19102040300000
19222020140000	19102130080000	19231130100000	19102120380000	19111010330000
19141050400000	19153150350000	19143080410000	19143200220000	19143200210000
19102050280000	19111070270000	19102200240000	19231090030000	19143200190000
19143200200000	19102050290000	19143290190000	19222110330000	19222110060000
19143170330000	19143100200000	19143100170000	19143100180000	19221000350000
19221000390000	19102150140000	19111020290000	19231060010000	19231140220000
19231190350000	19143050120000	19231150260000	19231190160000	19143300050000
19231140230000	19231140240000	19231150220000	19222130050000	19143290090000
19143290050000	19152250150000	19152250130000	19231230420000	19222050150000
19141290110000	19143290070000	19143090100000	19231110120000	19111020280000
19153090040000	19222140170000	19221010360000	19143110260000	19153240050000
19231130070000	19231080170000	19143170210000	19231080220000	19231040330000
19143300010000	19231140140000	19154240150000	19143130170000	19231080310000
19231150160000	19102120370000	19221020330000	19221020340000	19154230240000
19141180400000	19231120150000	19154290150000	19222130300000	19102180130000
19153150270000	19154020250000	19222020380000	19222110230000	19102270100000
19143270370000	19143170300000	19222060160000	19231050090000	19154210150000
19154220050000	19141160320000	19102210370000	19231050120000	19143210310000
19143200370000	19102100280000	19222050240000	19102110340000	19104020120000
19102090320000	19141190270000	19141190140000	19143100090000	19102150040000
19222110070000	19221110030000	19154200160000	19154200260000	19231120230000
19154240120000	19102210220000	19111020260000	19222200030000	19222200040000
19222050190000	19102120320000	19102300050000	19221010140000	19143200130000
19154180050000	19141180430000	19141000500000	19221130390000	19221130300000
19221120430000	19221130290000	19102130050000	19221130360000	19222140150000
19143060060000	19221120350000	19231100190000	19143220290000	19231100180000
19143170420000	19233260220000	19143170410000	19102160080000	19102090180000
19141090420000	19221020120000	19221020180000	19221020170000	19222240120000
19102240330000	19222140130000	19222240050000	19231050300000	19222130040000
19154180290000	19143230210000	19141040680000	19231180180000	19154250140000
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19221000340000	19231140190000	19141220360000	19154190270000	19154270290000
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19143070070000	19221010280000	19154240140000	19111020130000	19141250450000
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19231150170000	19222230320000	19143180120000	19231180020000	19102180110000
19103160220000	19143110110000	19154170070000	19231100070000	19154180140000
19143180110000	19104020130000	19102050270000	19222240270000	19102180310000
19102080290000	19102170370000	19154240260000	19143060350000	19102270060000
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19222020150000	19231190020000	19111010300000	19152090190000	19111030320000
19231130300000	19231130290000	19221080320000	19222000360000	19143200360000
19222020370000	19104170250000	19154270220000	19104170180000	19221030090000
19154240300000	19141120390000	19222000270000	19151280350000	19222000280000
19141090530000	19231140280000	19143020410000	19231180050000	19231150280000
19231140310000	19231140260000	19231140290000	19231150310000	19143020400000
19231190200000	19141060170000	19143170360000	19151200330000	19102130130000
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19154200070000	19141290100000	19141290150000	19141290140000	19154160050000
19143150050000	19154080020000	19222010180000	19221170260000	19102120110000
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19102200300000	19102200340000	19102290050000	19222140090000	19102210330000
19221140360000	19221120270000	19221000360000	19102070150000	19154110020000
19102070160000	19143110480000	19102060250000	19154030350000	19141190040000
19154200250000	19102200140000	19154200230000	19154200240000	19102150100000
19151150290000	19221090350000	19221160370000	19221010350000	19102120130000
19143160290000	19222020110000	19141190130000	19152190430000	19141160300000
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19154210030000	19222120110000	19154110270000	19153200070000	19143020330000
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19102180120000	19222120310000	19221090210000	19143110360000	19143200180000
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19104020140000	19102220060000	19103150100000	19222250070000	19102040380000
19154190150000	19102040390000	19102030310000	19143170400000	19143170550000
19143240240000	19222230310000	19221080310000	19221130070000	19102060370000
19102200360000	19233270100000	19152020150000	19154110030000	19222130080000
19102150150000	19151070300000	19102170060000	19152010330000	19231080320000
19233250400000	19143220250000	19221080330000	19231240080000	19143200270000
19103240350000	19143230340000	19143230350000	19152000370000	19102130040000
19143270150000	19143020450000	19222150120000	19231220040000	19102150030000
19102180320000	19153130110000	19231120380000	19113140800000	19141260490000
19111090260000	19143260130000	19154050290000	19141200660000	19152120130000
19222210040000	19143130080000	19143130040000	19222030210000	19154280180000
19102190310000	19102270020000	19102190300000	19222150100000	19104040120000
19233260240000	19143090090000	19143090110000	19143090160000	19152010160000
19222050210000	19222140250000	19221020360000	19221030080000	19102200020000
19103150330000	19221090100000	19154080040000	19102260130000	19222010280000
19224180380000	19222130120000	19153280030000	19154200320000	19102210040000
19153240430000	19231150290000	19143010350000	19231150210000	19143050040000
19222050270000	19222140060000	19222240310000	19222220260000	19221180040000

19222190380000	19221180130000	19154230070000	19222000340000	19141280810000
19102130340000	19231070120000	19154150020000	19153270040000	19154210060000
19102150180000	19154220060000	19154210130000	19154210170000	19102050350000
19154210160000	19143150130000	19143150040000	19143150120000	19222140330000
19153280020000	19143140210000	19102100290000	19221160310000	19222150110000
19102090170000	19222180250000	19222030340000	19222150180000	19221180110000
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19143110010000	19102010310000	19221160360000	19153070100000	19153070110000
19153070090000	19153210420000	19153260110000	19143150180000	19104020170000
19153280180000	19221100020000	19153060160000	19102190060000	19102070130000
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19153270140000	19104000170000	19102120280000	19102200320000	19152010430000
19222030300000	19103150090000	19221060160000		

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.