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	19284070380000
Property address	7652 LAVERGNE AVE
Township	Stickney (36)
Assessor neighborhood	36050
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$26,000	**$21,243**	**$4,757**

18.3% of the current assessed value.
Estimated tax effect about $1,009 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 427 other properties in assessor neighborhood 36050 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 $24.31 per square foot. This home is assessed at $29.75 per square foot, which is 22% above that median. Applying the median the Assessor already uses for those neighbors to this home's 874 square feet gives $21,243. 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	874 square feet
Land area	3,660 square feet
Year built	1962
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$26,000
Assessed value per square foot	$29.75

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	570
2	Building area within 15% of this home	542
3	Built within 15 years of this home	490
4	Same building type	427
5	Same construction quality grade	427

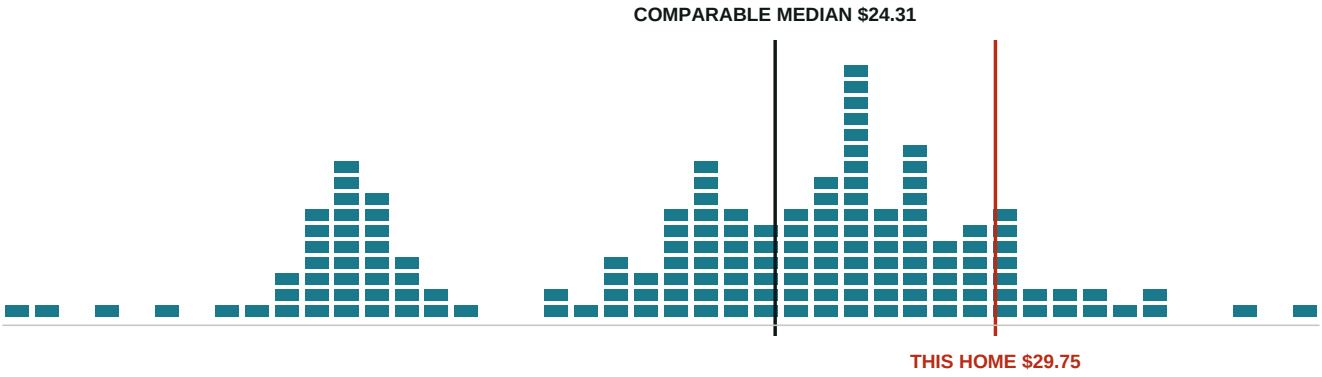
The comparable figure used is the median of all 427 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 427 properties 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	427
Lowest assessed	$5.21 per square foot
25th percentile	$19.67 per square foot
Median	$24.31 per square foot
75th percentile	$27.34 per square foot
Highest assessed	$37.76 per square foot
This home	$29.75 per square foot
Position	assessed above 387 of the 427 comparable properties, the 91st percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 427 comparables	$24.31
Building area of this home	874 sq ft
Median multiplied by building area	**$21,243**
Current total assessed value	$26,000
Difference, the reduction requested	**$4,757**

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 $4,757 in assessed value is worth roughly $1,009 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

427 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 427 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
19304030190000		875	1951	2	1	$12,817	$14.65
19303050050000		876	1956	2	1	$12,860	$14.68
19303050060000		876	1956	2	1	$12,860	$14.68
19304030200000		875	1951	2	1	$12,928	$14.77
19303030340000		864	1956	3	1	$12,845	$14.87
19303030330000		864	1956	3	1	$12,845	$14.87
19303030350000		864	1956	3	1	$13,345	$15.45
19303030360000		864	1956	3	1	$13,345	$15.45
19293140130000		870	1951	1	1	$14,345	$16.49
19293140140000		870	1951	1	1	$14,345	$16.49
19293000190000		876	1962	3	1	$18,000	$20.55
19293140390000		864	1960	2	1	$19,000	$21.99
19284100110000		878	1959	2	1	$20,000	$22.78
19284100120000		878	1957	2	1	$20,000	$22.78
19303040400000		874	1961	3	1	$20,000	$22.88
19294060010000		864	1957	3	1	$20,000	$23.15
19334020620000		876	1956	3	1	$21,000	$23.97
19334040520000		864	1956	3	1	$21,000	$24.31
19334040620000		864	1960	3	1	$21,000	$24.31
19334040600000		864	1956	2	1	$21,000	$24.31
19304170140000		864	1955	3	1	$21,000	$24.31
19334040530000		864	1956	3	1	$21,000	$24.31
19334020590000		876	1956	2	1	$22,000	$25.11
19293000050000		874	1963	2	1	$22,000	$25.17
19303040410000		874	1961	3	1	$22,000	$25.17
19293000030000		874	1964	2	1	$22,000	$25.17
19334040500000		864	1955	2	1	$22,000	$25.46
19334050410000		864	1956	3	1	$22,000	$25.46
19303040280000		874	1961	2	1	$23,000	$26.32
19333100020000		871	1956	3	1	$23,000	$26.41
19333070120000		864	1956	3	1	$22,900	$26.50
19293040040000		864	1962	2	1	$23,000	$26.62
19333070110000		864	1956	3	1	$24,000	$27.78
19333160170000		864	1957	2	1	$24,000	$27.78
19333230010000		864	1954	2	1	$24,000	$27.78
19333160010000		864	1954	2	1	$24,000	$27.78
19284070400000		874	1962	3	1	$25,000	$28.60
19293150290000		874	1960	3	1	$25,000	$28.60
19293070360000		874	1960	3	1	$25,000	$28.60
19293080460000		864	1962	2	1	$25,000	$28.94

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19293080470000		864	1962	3	1	$25,000	$28.94
19333070130000		864	1956	3	2	$25,000	$28.94
19304100090000		864	1962	2	1	$25,000	$28.94
19293040030000		864	1962	2	1	$25,000	$28.94
19293010290000		864	1961	3	1	$25,000	$28.94
19293080450000		864	1962	3	1	$25,000	$28.94
19293010320000		864	1961	3	1	$25,000	$28.94
19304100050000		864	1962	2	1	$25,000	$28.94
19293000040000		878	1963	3	2	$26,000	$29.61
19284070370000		874	1962	3	1	$26,000	$29.75
19284070380000	**7652 LAVERGNE AVE**	**874**	**1962**	**3**	**1**	**$26,000**	**$29.75**
19294020370000		869	1957	2	1	$26,000	$29.92
19293010300000		864	1961	3	1	$26,000	$30.09
19293010380000		864	1963	3	1	$26,000	$30.09
19293010370000		864	1962	3	1	$26,000	$30.09
19284100080000		864	1961	2	1	$26,000	$30.09
19294120080000		864	1961	3	1	$26,000	$30.09
19284060130000		864	1963	3	1	$26,000	$30.09
19293010310000		864	1961	3	1	$26,000	$30.09
19284070420000		874	1962	3	1	$27,000	$30.89
19284070390000		874	1962	3	1	$33,000	$37.76

Median of all 427 comparables: $24.31 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 36050, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 427 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.

19283210030000	19294100240000	19283310190000	19293000510000	19294120130000
19304080140000	19284080100000	19284050080000	19284050090000	19283030070000
19283030060000	19333030170000	19283340100000	19283340110000	19284160110000
19284160120000	19284160140000	19284160130000	19283370190000	19283370180000
19284020030000	19284160170000	19284160180000	19303080190000	19303080180000
19284080110000	19284080120000	19284040070000	19284040060000	19284020090000
19284020100000	19284160080000	19284160070000	19294020100000	19294160040000
19294160030000	19294020090000	19293110120000	19293110110000	19284190090000
19284190100000	19333030180000	19333030190000	19294160060000	19294040340000
19294160050000	19294040330000	19284160390000	19284160380000	19284020040000
19283270030000	19283270040000	19283330100000	19283330110000	19283320110000
19283320100000	19293000500000	19303080250000	19303080260000	19293030240000
19293030230000	19283160380000	19283160370000	19284050060000	19284050070000
19284040110000	19284040100000	19284180080000	19284180070000	19284050230000
19284050240000	19284050030000	19284040020000	19284040010000	19283160400000
19283160390000	19304030190000	19303050050000	19303050060000	19283170240000
19283170230000	19284050020000	19304030200000	19303030340000	19303030330000
19333050300000	19283190020000	19304080130000	19293150070000	19293150080000
19303030350000	19303030360000	19293150270000	19293150260000	19283190010000
19284080090000	19284050250000	19284050260000	19333050310000	19293140130000
19293140140000	19283320070000	19293150170000	19283220360000	19304100140000
19284020060000	19283310200000	19303080140000	19331140220000	19283120260000
19283200250000	19334020650000	19284080460000	19283320390000	19294010030000
19283100270000	19284020170000	19283320380000	19293000190000	19293000200000
19303070170000	19303070180000	19303070160000	19303070030000	19294010040000
19331140240000	19304120120000	19294100230000	19283210040000	19331080120000
19334070370000	19283160010000	19283060280000	19293090340000	19293000490000
19293090350000	19293140390000	19283100260000	19304110240000	19304080070000
19293020060000	19304030260000	19283080370000	19283080310000	19283120270000
19283160140000	19294010050000	19283160130000	19283370090000	19283290240000
19303070150000	19294070030000	19293000010000	19303040330000	19283100300000
19283100280000	19283100290000	19283100240000	19283100230000	19283100250000
19294060030000	19334020760000	19334040400000	19304170170000	19334060650000
19331090040000	19331120260000	19304060130000	19284100110000	19284100120000
19304120230000	19331070320000	19303040400000	19293020450000	19283280100000
19283180240000	19331030450000	19334080040000	19334030130000	19294160120000
19294060010000	19333090150000	19304130160000	19304130140000	19331020180000
19283310230000	19294080410000	19304120190000	19331090310000	19331080290000
19283340250000	19334060960000	19331100270000	19283220340000	19304110100000
19334070430000	19283160610000	19294120140000	19283160020000	19333050130000
19334020620000	19331070110000	19332040150000	19333060150000	19334050500000
19334050470000	19294080530000	19332060080000	19304050270000	19334040520000
19334040620000	19334040600000	19304170140000	19334040530000	19334010270000
19332050050000	19333220030000	19303040320000	19304140140000	19303080200000
19331030160000	19293070400000	19293070390000	19334050220000	19304100290000

19331120140000	19331000190000	19334020590000	19334020740000	19334020750000
19293000050000	19303040410000	19293000030000	19304130150000	19331060120000
19331140090000	19334010830000	19284080210000	19294090230000	19294080280000
19294160310000	19331070050000	19304050430000	19333120030000	19334060320000
19333120040000	19333010340000	19304090060000	19283170020000	19283050070000
19284100050000	19293030040000	19334040500000	19334050410000	19293140150000
19304070410000	19293070350000	19334020970000	19333190100000	19333190150000
19334020330000	19333190130000	19333190120000	19283310330000	19334030370000
19304090140000	19284180400000	19333060140000	19283080250000	19304120110000
19283120250000	19293080010000	19331140140000	19334020790000	19333020400000
19333020370000	19334050770000	19334010440000	19334010420000	19303040280000
19284160050000	19293130420000	19293010210000	19304030400000	19304030390000
19294090190000	19333100020000	19304030080000	19283260200000	19293030080000
19293020330000	19304090030000	19293030100000	19284170270000	19293030090000
19304090050000	19293030060000	19293020430000	19333250320000	19333160130000
19333170120000	19333070120000	19331080230000	19293040040000	19304040210000
19333240040000	19334010280000	19283270250000	19294100370000	19283080260000
19294020210000	19283260210000	19294120240000	19283080360000	19294020160000
19333020390000	19294080270000	19334010490000	19284070430000	19334040320000
19331020170000	19333140120000	19333240180000	19333180050000	19293010390000
19284100030000	19294070210000	19294120380000	19294030070000	19283000220000
19294030080000	19284110280000	19283090160000	19294050270000	19293050220000
19283090030000	19283260450000	19294070010000	19304030350000	19293080290000
19294060040000	19284070030000	19333070110000	19333160170000	19333050520000
19333230010000	19333160010000	19283170200000	19294020270000	19284020140000
19333170080000	19332040190000	19304050220000	19331100260000	19283270080000
19283120240000	19283120230000	19283090100000	19283260440000	19283160630000
19283050080000	19283040170000	19284100040000	19284070400000	19293150290000
19293070360000	19333240070000	19283370200000	19333020220000	19331120090000
19293080460000	19293080470000	19333070130000	19304100090000	19293040030000
19293010290000	19293080450000	19293010320000	19304100050000	19293030340000
19294110020000	19283370250000	19331110230000	19333170100000	19283160560000
19293000040000	19333030240000	19284070370000	19293040010000	19333240170000
19333240190000	19333150080000	19294020370000	19293010300000	19293010380000
19293010370000	19284100080000	19294120080000	19284060130000	19293010310000
19331110100000	19283170190000	19284060140000	19284100060000	19293040020000
19294040380000	19332030200000	19284070420000	19284070360000	19294100380000
19304060030000	19293080480000	19293040110000	19293150280000	19334010340000
19333090190000	19331150100000	19333170090000	19293010330000	19283330030000
19284160060000	19333060120000	19333150070000	19334020800000	19333240260000
19293010340000	19284070390000			

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.

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