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	19312080310000
Property address	8019 NATCHEZ AVE
Township	Stickney (36)
Assessor neighborhood	36041
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$36,000	$27,116	$8,884

24.7% of the current assessed value.
Estimated tax effect about $1,884 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 974 other properties in assessor neighborhood 36041 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 $24.04 per square foot. This home is assessed at $31.91 per square foot, which is 33% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,128 square feet gives $27,116. 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	1,128 square feet
Land area	4,612 square feet
Year built	1966
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	$36,000
Assessed value per square foot	$31.91

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	1,940
2	Building area within 15% of this home	1,218
3	Built within 15 years of this home	1,126
4	Same building type	978
5	Same construction quality grade	974

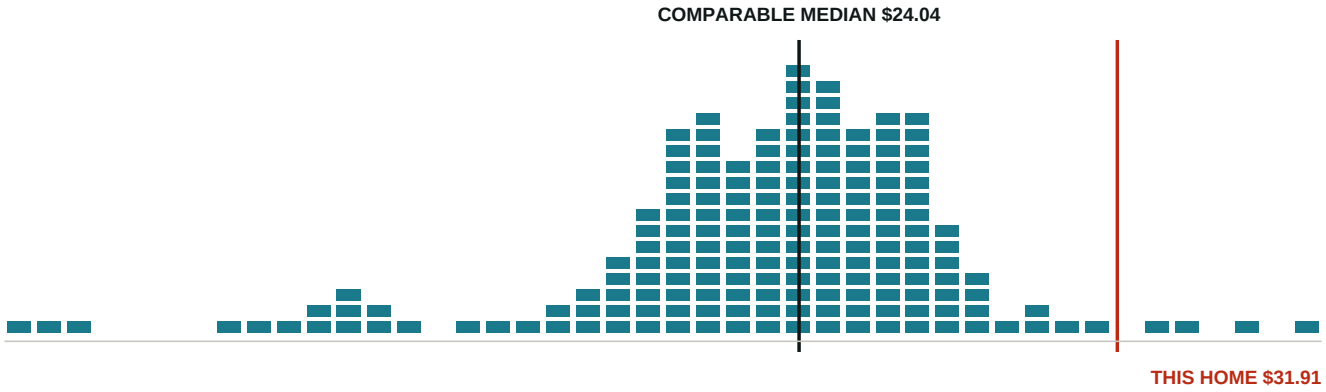
The comparable figure used is the median of all 974 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 974 properties 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	974
Lowest assessed	$4.38 per square foot
25th percentile	$21.53 per square foot
Median	$24.04 per square foot
75th percentile	$25.92 per square foot
Highest assessed	$36.97 per square foot
This home	$31.91 per square foot
Position	assessed above 965 of the 974 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 974 comparables	$24.04
Building area of this home	1,128 sq ft
Median multiplied by building area	**$27,116**
Current total assessed value	$36,000
Difference, the reduction requested	**$8,884**

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 $8,884 in assessed value is worth roughly $1,884 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

974 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 974 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
19311080200000	8159 SAYRE AVE	1,125	1956	3	1	$13,499	$12.00
19311080190000	8159 SAYRE AVE	1,125	1956	3	1	$13,507	$12.01
19311130320000	6948 83RD ST	1,120	1960	3	1	$14,711	$13.13
19311130310000	6948 83RD ST	1,120	1960	3	1	$15,443	$13.79
19322310550000		1,128	1953	3	1	$22,000	$19.50
19322080070000		1,123	1951	3	1	$22,001	$19.59
19321130070000		1,118	1954	2	1	$22,001	$19.68
19312120860000		1,138	1953	3	1	$23,000	$20.21
19321270070000		1,138	1952	3	1	$23,000	$20.21
19312120850000		1,138	1953	3	1	$23,000	$20.21
19313060110000		1,134	1951	3	1	$23,000	$20.28
19321230040000		1,118	1955	2	1	$23,000	$20.57
19323120200000		1,118	1960	3	1	$23,001	$20.57
19313180080000		1,136	1953	3	1	$24,001	$21.13
19311180100000		1,120	1963	3	1	$24,001	$21.43
19322000220000		1,136	1963	3	1	$25,001	$22.01
19323010250000		1,130	1959	3	1	$25,001	$22.12
19312121190000		1,129	1960	3	1	$25,001	$22.14
19321300100000		1,126	1967	3	1	$25,000	$22.20
19313220130000		1,119	1965	3	1	$25,000	$22.34
19324230700000		1,137	1977	3	1	$26,000	$22.87
19314130420000		1,121	1969	3	1	$26,000	$23.19
19322020160000		1,132	1960	3	1	$27,001	$23.85
19323100030000		1,128	1956	3	1	$27,000	$23.94
19312080290000		1,128	1966	3	1	$27,000	$23.94
19322320130000		1,136	1960	3	1	$28,000	$24.65
19322200090000		1,136	1960	3	1	$28,001	$24.65
19311050050000		1,134	1954	3	1	$28,000	$24.69
19323150020000		1,128	1958	3	1	$28,000	$24.82
19323100070000		1,128	1956	3	1	$28,000	$24.82
19312070280000		1,128	1966	3	1	$28,000	$24.82
19323100110000		1,128	1956	3	1	$28,000	$24.82
19322220400000		1,128	1960	3	1	$28,000	$24.82
19312080320000		1,128	1966	3	1	$28,000	$24.82
19323100100000		1,128	1956	3	1	$28,000	$24.82
19323150030000		1,128	1956	3	1	$28,000	$24.82
19323100240000		1,128	1958	3	1	$28,000	$24.82
19312070260000		1,128	1966	3	1	$28,000	$24.82
19312070270000		1,128	1966	3	1	$28,000	$24.82
19323100090000		1,128	1956	3	1	$28,000	$24.82

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19323150080000		1,128	1956	3	1	$28,001	$24.82
19323100040000		1,128	1956	3	1	$30,000	$26.60
19312080300000		1,128	1966	3	1	$30,000	$26.60
19323150010000		1,128	1956	2	1	$30,000	$26.60
19323100080000		1,128	1958	3	1	$30,000	$26.60
19323100050000		1,128	1956	3	1	$30,000	$26.60
19321030280000		1,128	1960	3	1	$30,000	$26.60
19323150050000		1,128	1956	3	1	$30,000	$26.60
19323100060000		1,128	1956	3	1	$30,000	$26.60
19323100120000		1,128	1956	3	1	$30,000	$26.60
19323070020000		1,128	1969	3	1	$30,001	$26.60
19312080070000		1,128	1966	3	1	$30,001	$26.60
19322210030000		1,128	1964	3	1	$30,001	$26.60
19322190050000		1,125	1963	3	1	$30,001	$26.67
19312110710000		1,136	1962	3	1	$31,000	$27.29
19314130430000		1,134	1969	3	1	$31,000	$27.34
19311150180000		1,133	1957	3	1	$31,000	$27.36
19323150070000		1,128	1956	3	1	$31,000	$27.48
19323070030000		1,128	1969	3	1	$31,001	$27.48
19322190060000		1,128	1965	3	2	$32,001	$28.37
19312080310000	**8019 NATCHEZ AVE**	**1,128**	**1966**	**3**	**1**	**$36,000**	**$31.91**

Median of all 974 comparables: $24.04 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 36041, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 974 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.

19324140220000	19311020120000	19323030010000	19311030010000	19323030030000
19323030020000	19322280110000	19322280100000	19311030310000	19311030320000
19311080130000	19311080140000	19312121130000	19312020150000	19312020160000
19311130260000	19311130250000	19311080200000	19324130210000	19324130200000
19311080190000	19312020260000	19312020250000	19312020190000	19312020180000
19322070140000	19322070150000	19322220290000	19322220280000	19321120100000
19321120090000	19311130290000	19311130300000	19311080320000	19311080310000
19311020130000	19311020140000	19314130350000	19314130340000	19311130320000
19321020170000	19321020180000	19324150140000	19324150150000	19311130270000
19311130280000	19311030130000	19311130310000	19311130100000	19311130110000
19311030140000	19322000270000	19321070110000	19321070120000	19322000280000
19311030020000	19312121140000	19322010200000	19324090440000	19321290010000
19321270030000	19321230130000	19321220110000	19323160080000	19312090140000
19322290100000	19322290130000	19322320160000	19321250030000	19322000240000
19311130220000	19322220260000	19324080140000	19312050180000	19322310210000
19324100080000	19322220190000	19321250140000	19312040150000	19322220270000
19321220100000	19311150220000	19321280100000	19322310540000	19321270120000
19323110120000	19322310150000	19321240030000	19323160160000	19323000080000
19323210160000	19311130120000	19313060100000	19322310550000	19311190230000
19324010150000	19323140170000	19321190120000	19314071130000	19322080070000
19313180090000	19321130070000	19322310230000	19322110080000	19322120130000
19324090210000	19324100210000	19322270070000	19312020280000	19312050030000
19324100070000	19321230080000	19312090130000	19323130230000	19324110010000
19322180130000	19322020170000	19322290120000	19312010280000	19322040140000
19314100130000	19313020150000	19324150050000	19314100170000	19312120860000
19321270070000	19312120850000	19312030250000	19322310350000	19313060110000
19311150190000	19312140080000	19324150490000	19324030280000	19323130140000
19314020340000	19312050140000	19324060160000	19324040080000	19312010220000
19324110210000	19322080160000	19322220310000	19314020910000	19323000190000
19321150070000	19322060150000	19311030100000	19312050170000	19324130140000
19311030090000	19321230040000	19323120200000	19311020110000	19321250020000
19312100240000	19312120950000	19324160080000	19323000230000	19322190040000
19314010600000	19322080120000	19321230150000	19314020550000	19314000320000
19324200200000	19313070190000	19324200370000	19312120720000	19324150080000
19324150190000	19312040160000	19314150050000	19324150090000	19321120540000
19321260040000	19323140350000	19312121040000	19311010140000	19311010110000
19311010130000	19311010230000	19313220080000	19314021080000	19324030120000
19322190220000	19314020840000	19313240100000	19313240080000	19314100240000
19314060260000	19321010090000	19322310130000	19311170100000	19324210020000
19311160180000	19322120140000	19313160140000	19311090050000	19314060980000
19313180080000	19321300340000	19311160230000	19321190070000	19313130160000
19312110500000	19322290080000	19322290070000	19323200060000	19322210110000
19311190220000	19322200030000	19322030260000	19323190070000	19323000050000
19323190380000	19311130090000	19323210170000	19311130080000	19323000180000
19323210080000	19321270010000	19323000200000	19324130180000	19323210200000

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19311050070000	19311150200000	19321280120000	19311160140000	19313010350000
19324130040000	19324130190000	19311180100000	19311190080000	19312020230000
19312110490000	19312120600000	19324150040000	19313110140000	19312140120000
19314040320000	19322270010000	19312121310000	19323000330000	19313070270000
19322190030000	19323180140000	19312050160000	19323170060000	19322290010000
19322290020000	19322290270000	19322320260000	19311010150000	19324140210000
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19312100250000	19324040180000	19324140040000	19324140060000	19324140160000
19324070090000	19324140170000	19324140020000	19324130130000	19321250150000
19323000160000	19324070180000	19314070750000	19322300340000	19311070130000
19312120730000	19323160170000	19314070610000	19311170120000	19311160100000
19322190240000	19322050170000	19324110390000	19321000110000	19321010120000
19324110020000	19323020180000	19323020170000	19322210150000	19313160110000
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19311150320000	19322130080000	19314100300000	19324010110000	19313000090000
19321210190000	19323010250000	19313000060000	19321250130000	19312121320000
19312121190000	19321300100000	19324110230000	19322260330000	19312020270000
19323190130000	19323200030000	19323190180000	19323190010000	19323190040000
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19323200190000	19323190160000	19323210230000	19323210260000	19323210270000
19323180040000	19323210130000	19313220130000	19314100090000	19313110170000
19311190120000	19312120940000	19312020240000	19324030130000	19311190300000
19312121350000	19324030140000	19311190170000	19314040210000	19322260160000
19322260150000	19312120960000	19324050130000	19313010340000	19314150030000
19322260180000	19324100200000	19321250110000	19314010670000	19314000390000
19313130130000	19313020110000	19314010340000	19322290060000	19312100650000
19323110020000	19311140100000	19314100120000	19324020090000	19314010760000
19314020590000	19322070050000	19323170300000	19324010030000	19312121060000
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19322200120000	19321040170000	19321040050000	19322130010000	19312050060000
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19322220430000	19321140010000	19322220350000	19321060230000	19312110800000
19312110290000	19312100730000	19311000610000	19323050130000	19323050160000
19314020860000	19324120200000	19312070060000	19312070070000	19322050110000
19322320130000	19322200090000	19321050200000	19313050070000	19314100210000
19322130050000	19314071220000	19311050050000	19314020650000	19322080080000
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19321070470000	19321070490000	19322080090000	19322120120000	19322110020000
19322040170000	19322040130000	19322040090000	19321060110000	19322130190000
19322040150000	19322040210000	19314050420000	19324030270000	19314050440000
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19312080170000	19314100230000	19314100190000	19311010190000	19314130450000
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19321120490000	19312040240000	19321070460000	19324120050000	19322080140000
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19314020690000	19314020750000	19322200160000	19314020820000	19324080210000
19313060160000	19322190070000	19322010150000	19314071020000	19322020240000
19322120090000	19314010470000	19312050310000	19312120410000	19313240050000
19313220140000	19312040250000	19312040210000	19322010210000	19324140280000
19324140270000	19312070190000	19322000200000	19312080030000	19321180050000
19322210020000	19321100070000	19322190200000	19324140290000	19312070080000

19322200010000	19312030370000	19312030380000	19312030480000	19312030400000
19322190210000	19324150130000	19322030180000	19313070350000	19321140110000
19323020010000	19322270100000	19324030250000	19324030260000	19322180140000
19322310310000	19322040180000	19322210230000	19322310430000	19313070340000
19312050300000	19313070200000	19324030230000	19321100090000	19314000200000
19321120530000	19322180150000	19312040260000	19312120430000	19321080110000
19314060930000	19314060920000	19322260280000	19312130030000	19322200130000
19321060220000	19313210030000	19324180120000	19323100040000	19312080300000
19323150010000	19323100080000	19323100050000	19321030280000	19323150050000
19323100060000	19323100120000	19323070020000	19312080070000	19322210030000
19322110140000	19322120100000	19322110170000	19322120060000	19322110190000
19322120110000	19322110150000	19311140090000	19321120480000	19321120510000
19321120470000	19314071150000	19322040120000	19322190050000	19322180160000
19312050280000	19312110810000	19314020830000	19322030170000	19322120050000
19321160070000	19321030270000	19321130100000	19321030250000	19322180040000
19321090020000	19321040140000	19321110190000	19322080110000	19321130040000
19321160190000	19321060260000	19321090150000	19322180030000	19321040130000
19321090030000	19321210160000	19321150100000	19321210180000	19321090040000
19321100220000	19321110170000	19321160180000	19324200420000	19321120410000
19321070510000	19313130320000	19312040230000	19312050120000	19312050100000
19322200150000	19322210040000	19324140260000	19324190190000	19323140010000
19321070400000	19322180230000	19314060430000	19323020210000	19323020190000
19321180160000	19321180150000	19311000440000	19324080220000	19322310330000
19322030080000	19321190100000	19321070530000	19313100230000	19324050250000
19321120430000	19321070560000	19321070550000	19321120450000	19312121300000
19321120420000	19311000430000	19321160050000	19322140070000	19313040160000
19312110710000	19312040100000	19314130430000	19311150180000	19314020720000
19313070220000	19313120050000	19323150070000	19323070030000	19322120070000
19322110220000	19313120100000	19313120060000	19324200410000	19322310520000
19321160240000	19324010130000	19321030260000	19324200390000	19322200050000
19321140080000	19321150080000	19321150210000	19321200180000	19321140140000
19321050220000	19321140040000	19321150030000	19321110150000	19321150180000
19321040070000	19321090140000	19321110160000	19321160200000	19321060160000
19321150040000	19321130130000	19322000110000	19321210070000	19321130030000
19311060070000	19322320270000	19312030330000	19321160060000	19321190170000
19321070540000	19312050270000	19321120440000	19324230100000	19323050260000
19324030210000	19321070520000	19321100030000	19324150120000	19313130280000
19321090130000	19313240040000	19321000050000	19314020810000	19322190060000
19311090070000	19323050220000	19321130050000	19314020260000	19323190020000
19322300120000	19322240590000	19322310500000	19322310530000	19321180040000
19321140030000	19312030470000	19314100160000	19321060300000	19311160300000
19311190110000	19322310510000	19313070250000	19321090110000	19322000310000
19312050070000	19313010380000	19322150050000	19322210080000	19311000420000
19322120020000	19324070190000	19323020200000	19324030150000	

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.