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	16082030210000
Property address	5958 W HURON ST
Township	West Chicago (77)
Assessor neighborhood	77013
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$22,000

17.5% of the current assessed value.

COMPARABLES IMPLY

$18,138

REDUCTION REQUESTED

$3,862

Estimated tax effect about $819 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 398 other properties in assessor neighborhood 77013 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 $12.49 per square foot. This home is assessed at $15.15 per square foot, which is 21% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,452 square feet gives $18,138. 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	1,452 square feet
Land area	5,440 square feet
Year built	1913
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$22,000
Assessed value per square foot	$15.15

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	1,178
2	Building area within 15% of this home	510
3	Built within 15 years of this home	399
4	Same building type	398
5	Same construction quality grade	398

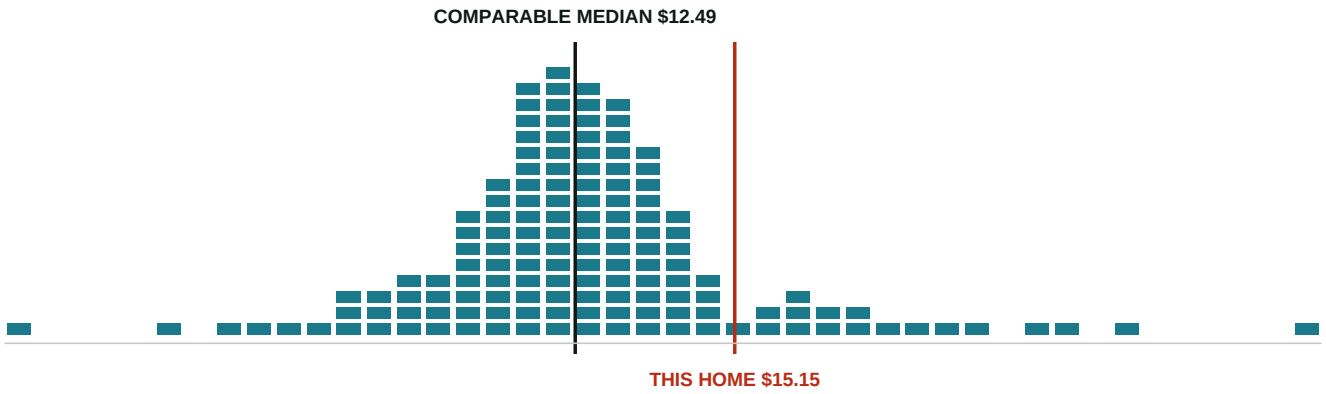
The comparable figure used is the median of all 398 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 398 properties 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	398
Lowest assessed	$2.98 per square foot
25th percentile	$11.47 per square foot
Median	$12.49 per square foot
75th percentile	$13.60 per square foot
Highest assessed	$24.93 per square foot
This home	$15.15 per square foot
Position	assessed above 362 of the 398 comparable properties, the 91st percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 398 comparables	$12.49
Building area of this home	1,452 sq ft
Median multiplied by building area	**$18,138**
Current total assessed value	$22,000
Difference, the reduction requested	**$3,862**

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 $3,862 in assessed value is worth roughly $819 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

398 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 398 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
16084080130000	5826 W WEST END AVE	1,440	1904	4	1	$12,188	$8.46
16092050300000	5036 W HURON ST	1,440	1909	3	1	$12,224	$8.49
16094270080000	4933 W WASHINGTON BLVD	1,437	1908	3	1	$12,981	$9.03
16084080300000	5832 W WEST END AVE	1,440	1903	3	1	$13,400	$9.31
16093170110000	123 N LONG AVE	1,472	1903	3	1	$15,000	$10.19
16044210220000		1,470	1908	3	1	$15,900	$10.82
16043250110000		1,464	1900	3	1	$15,900	$10.86
16093220210000		1,472	1898	3	1	$16,000	$10.87
16054080300000		1,452	1898	3	1	$15,900	$10.95
16043190280000		1,448	1913	3	1	$15,900	$10.98
16043270140000		1,440	1898	4	1	$15,900	$11.04
16044180130000		1,446	1908	3	1	$16,000	$11.07
16084120180000		1,452	1903	3	1	$16,100	$11.09
16043230310000		1,432	1903	4	1	$15,900	$11.10
16092220260000		1,432	1903	3	1	$15,900	$11.10
16044250220000		1,440	1908	3	1	$16,000	$11.11
16043220230000		1,468	1903	3	1	$17,100	$11.65
16091200120000		1,468	1898	3	1	$17,200	$11.72
16054010130000		1,452	1901	3	1	$17,100	$11.78
16094270050000		1,458	1898	4	1	$17,200	$11.80
16091160450000		1,440	1918	3	1	$17,000	$11.81
16162200670000		1,448	1908	3	1	$17,100	$11.81
16043190130000		1,444	1903	3	1	$17,100	$11.84
16044250250000		1,440	1908	3	1	$17,100	$11.88
16054160050000		1,436	1918	3	1	$17,100	$11.91
16044170300000		1,432	1910	3	1	$17,100	$11.94
16092090140000		1,472	1910	4	1	$17,693	$12.02
16043270050000		1,437	1909	3	1	$17,300	$12.04
16043230050000		1,472	1908	3	1	$18,300	$12.43
16044190370000		1,470	1914	3	1	$18,300	$12.45
16091040160000		1,472	1903	3	1	$18,400	$12.50
16092260240000		1,470	1911	4	2	$18,400	$12.52
16084230050000		1,472	1903	4	1	$18,500	$12.57
16043190100000		1,472	1903	3	2	$18,500	$12.57
16092100220000		1,452	1901	3	1	$18,300	$12.60
16091040250000		1,452	1903	2	2	$18,400	$12.67
16092160280000		1,452	1908	3	1	$18,400	$12.67
16044250210000		1,440	1908	3	1	$18,400	$12.78
16043090120000		1,440	1911	3	1	$18,400	$12.78
16082040070000		1,440	1898	3	1	$18,400	$12.78

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
16043290090000		1,440	1910	4	1	$18,400	$12.78
16043140150000		1,440	1916	3	1	$18,400	$12.78
16092170190000		1,440	1903	3	1	$18,400	$12.78
16092220250000		1,432	1903	3	1	$18,300	$12.78
16092170160000		1,440	1903	4	1	$19,094	$13.26
16044160250000		1,460	1922	3	2	$19,600	$13.42
16092160310000		1,458	1903	3	1	$19,600	$13.44
16054160290000		1,458	1925	3	1	$19,600	$13.44
16054080210000		1,460	1898	3	1	$19,700	$13.49
16082130100000		1,446	1899	3	1	$19,700	$13.62
16091050340000		1,436	1903	3	1	$19,600	$13.65
16044180070000		1,432	1910	4	1	$19,600	$13.69
16093170190000		1,472	1903	3	1	$20,300	$13.79
16092000160000		1,462	1900	3	1	$21,000	$14.36
16092160340000		1,458	1903	3	1	$21,000	$14.40
16082030210000	**5958 W HURON ST**	**1,452**	**1913**	**3**	**1**	**$22,000**	**$15.15**
16093170230000		1,440	1898	5	2	$23,800	$16.53
16092310100000		1,430	1898	4	2	$24,000	$16.78
16091180270000		1,466	1898	4	2	$25,000	$17.05
16043260110000		1,474	1908	3	1	$26,000	$17.64
16093220200000		1,472	1898	5	3	$32,036	$21.76

Median of all 398 comparables: $12.49 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 77013, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 398 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.

16091180140000	16043220130000	16092080310000	16092080300000	16043220120000
16092080340000	16093070070000	16091150500000	16093130160000	16084080130000
16092050300000	16094130100000	16092080350000	16094070250000	16094070090000
16093130650000	16093120260000	16094270080000	16091100070000	16084030120000
16084080300000	16172020140000	16091180130000	16043220500000	16093010100000
16094060100000	16093220120000	16084010140000	16093120170000	16093120500000
16093100140000	16093030100000	16093130300000	16094270110000	16044260120000
16093170110000	16043170220000	16093160330000	16093200110000	16043270030000
16043270010000	16093170160000	16084080100000	16093120410000	16044260130000
16093210110000	16093120530000	16093130660000	16043190310000	16084230020000
16084230040000	16093130550000	16043270350000	16043190190000	16093170220000
16172050320000	16084100070000	16092240250000	16043290080000	16093230330000
16092190360000	16093230190000	16054160340000	16044210220000	16043250270000
16043250110000	16093220210000	16054080300000	16054160300000	16043190280000
16093100120000	16044180060000	16043270140000	16054200280000	16084230030000
16044180130000	16043270020000	16084120180000	16172020220000	16043220210000
16043230310000	16092220260000	16093230280000	16044250220000	16043180160000
16162190110000	16084130120000	16044260070000	16054110260000	16043170230000
16172010260000	16091190320000	16092190070000	16043120290000	16044220320000
16043190010000	16044210230000	16043290020000	16094130090000	16084060090000
16043280110000	16043200350000	16054180140000	16043020130000	16091050310000
16092180070000	16092160460000	16093160340000	16044170250000	16054110010000
16043190090000	16044160310000	16054140130000	16172040250000	16044180110000
16043220230000	16043280300000	16093230120000	16094150310000	16091200120000
16093190100000	16054170020000	16054240120000	16093190090000	16092090010000
16044250150000	16044260030000	16054010130000	16044160230000	16094270050000
16091160450000	16162200670000	16044090250000	16043250060000	16092210340000
16043190130000	16044250250000	16043110280000	16044180090000	16054160050000
16054160040000	16043200370000	16092010090000	16044070320000	16044170300000
16092080360000	16044090240000	16172040090000	16043280180000	16043090270000
16044080070000	16092090140000	16043270050000	16162190100000	16043210100000
16043200240000	16091040080000	16172040270000	16091090190000	16043290100000
16082100180000	16172020120000	16092160220000	16043280090000	16091190360000
16043020120000	16043290120000	16043250300000	16092010070000	16093190070000
16082120010000	16044130320000	16043290110000	16092100040000	16043020110000
16054090230000	16044090120000	16044220260000	16044220200000	16082210070000
16044250140000	16044180170000	16092180060000	16044190340000	16082050140000
16043230080000	16084120020000	16043020190000	16054010140000	16092130260000
16044150160000	16043230050000	16043250240000	16082090020000	16092080320000
16044190370000	16043250230000	16091120230000	16044130130000	16084190160000
16091040160000	16043250180000	16092260240000	16091060060000	16043250280000
16084230050000	16043190100000	16044260040000	16044260110000	16043230060000
16044250190000	16043230250000	16054200290000	16092100220000	16082050170000
16043250260000	16043210070000	16091040250000	16092160280000	16092170170000
16043210210000	16044220070000	16162110120000	16092000280000	16044180080000

16091030050000	16054000260000	16082200030000	16044250210000	16043090120000
16082040070000	16043290090000	16043140150000	16092170190000	16092220250000
16091100100000	16043010250000	16043290030000	16044260050000	16044260060000
16043220040000	16044090300000	16092050200000	16054180220000	16084190190000
16043030460000	16091040350000	16091100260000	16043280080000	16044100060000
16092080280000	16092160370000	16054210160000	16092100020000	16091040310000
16082080120000	16043230070000	16091160270000	16044180020000	16091090300000
16082210060000	16043210080000	16044230050000	16043170190000	16091230250000
16043210060000	16043190020000	16054090240000	16044190360000	16082080130000
16044080330000	16054070330000	16091170080000	16092170160000	16092080050000
16043020080000	16162110110000	16043170200000	16162110100000	16092090090000
16054280050000	16082110110000	16092290290000	16043190290000	16082130040000
16044160250000	16082040190000	16092160310000	16054160290000	16054080210000
16043220080000	16044070150000	16043220070000	16044260080000	16043070070000
16044250180000	16044250160000	16093230290000	16092090120000	16092130370000
16082130100000	16043090050000	16091050340000	16054240170000	16054040240000
16054070130000	16044180070000	16044180100000	16092090150000	16044180190000
16043160180000	16082080270000	16092100270000	16043310040000	16082030010000
16043020200000	16093170190000	16091090060000	16054180280000	16043250380000
16093210090000	16094030350000	16092080370000	16091050120000	16091040180000
16044170270000	16054110020000	16082080350000	16054160120000	16082130090000
16043220240000	16092080290000	16043110050000	16082040210000	16092170030000
16043110040000	16091150480000	16043300130000	16092090040000	16043220140000
16054020310000	16043290270000	16054280030000	16092170040000	16092000160000
16044090310000	16092160340000	16044260090000	16043300150000	16092180100000
16092300010000	16092170180000	16091150140000	16082070050000	16082090060000
16091080200000	16091040300000	16043110060000	16091190170000	16082120030000
16091190200000	16092090020000	16162050480000	16092000290000	16162150430000
16092090160000	16091190230000	16054080350000	16092160420000	16092000250000
16092090030000	16093240090000	16092170150000	16092170140000	16092100060000
16093170230000	16093070090000	16054150080000	16092310100000	16092090060000
16082070060000	16091180270000	16082170100000	16091230120000	16043260110000
16092160330000	16043030410000	16043070090000	16043170180000	16043280270000
16043190300000	16093230160000	16044250170000	16093240030000	16091040280000
16093220200000	16091050160000	16054080220000		

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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