

Cook County residential property tax appeal dossier generated from public assessment records, Board of Review outcome history, and parcel-level review signals. This dossier summarizes what to verify before preparing a county or Board of Review submission.

Dossier summary: Censum recommends File lack of uniformity for PIN 18062180300000. Censum flagged it because the current mailed assessed value is \$121,672, the available lookback change is +52.0%, and the record should be reviewed for uniformity, market value, property-record facts, and supporting evidence. Best next evidence: verified lower-assessed similar properties or units, recent sale/appraisal evidence, and photos or condition notes.

PROPERTY SUMMARY

PIN	18062180300000
Owner	JOE NIEGO
Site address	4216 GRAND AVE
Township	Lyons
Property class	278 - Cook County class code 278
Tax/township / neighborhood	21034 / 21012
Filing recommendation	File lack of uniformity
Evidence status	Uniformity: Uniformity verified-ready; market value: Sale research leads only
Current mailed assessed value	\$121,672
Approx. residential market value	\$1,216,720

CENSUM RECOMMENDATION

Recommended action: File lack of uniformity Focus the filing on Assessment history: current mailed AV \$121,672; recent change +33.6%; available lookback change +52.0%. Attach comparable-property evidence, sale/appraisal support, photos, or condition notes. Current evidence status: uniformity Uniformity verified-ready; market value Sale research leads only.

Recommended path - two appeals, both fronts: (1) File the lack-of-uniformity appeal at the Cook County Assessor first, where comparable nearby properties are assessed lower per square foot. (2) Then carry the case to the Board of Review with the market-value evidence - the Board reviews independently and its decision supersedes the Assessor's, so working both stages captures the largest reduction. Cook County allows these two independent residential appeals each year.

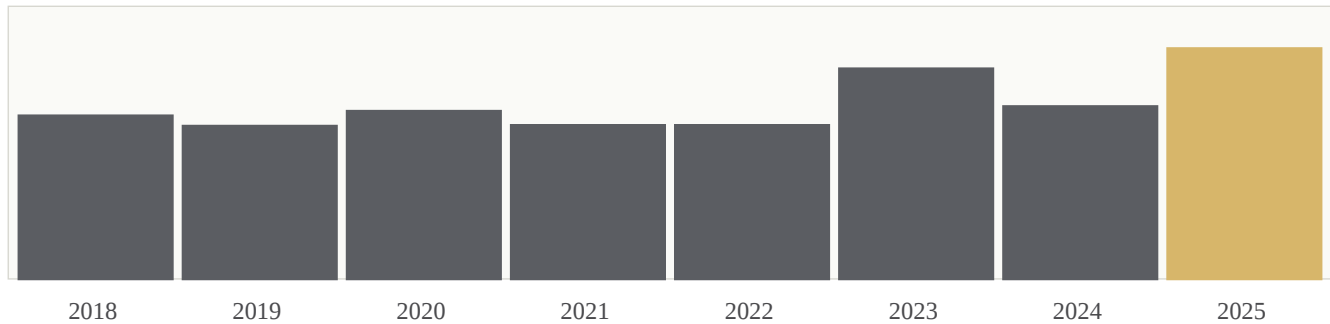
Recommended action	File lack of uniformity
Subject AV	\$121,672
Lookback change	+52.0%
Evidence status	Uniformity: Uniformity verified-ready; market value: Sale research leads only

ASSESSMENT HISTORY

Key read: latest mailed assessed value is \$121,672. Recent change vs. prior year: +33.6%. Change over the available lookback: +52.0%. Large step-ups, class changes, or unusual year-over-year moves are the first items to review in an appeal.

Assessed value trend

Max \$121,672



Year	Class	Mailed Total	YoY Change	Notes
2025	278	\$121,672	+33.6%	
2024	278	\$91,058	-18.0%	
2023	278	\$111,000	+36.8%	
2022	278	\$81,113	+0.0%	
2021	278	\$81,113	-8.4%	
2020	278	\$88,584	+9.8%	
2019	278	\$80,708	-6.3%	
2018	278	\$86,160	-9.6%	
2017	278	\$95,292	+19.1%	
2016	278	\$80,041		

Year	Stage	Outcome	Case	Reduction	Source/status
2023	Appeal	outcome unavailable	N/A	N/A	Prior appeal year found in launch data; verify official CCAO/BOR record

WHY THIS PROPERTY IS WORTH APPEALING

Your assessment spiked, and comparable homes nearby are assessed lower - here is the case at a glance. Censum has already assembled the comparable evidence and the exact appeal narrative; your part is to review and file.

Assessment jump	+33.6% this cycle / +52.0% lookback
Recommended action	File lack of uniformity
Evidence status	Uniformity: Uniformity verified-ready; market value: Sale research leads only

EXACT APPEAL NARRATIVE

This is your appeal statement - paste it directly into your CCAO or Board of Review appeal application and submit as written. It is drafted in your voice as the appellant; it is the text the county reads, not guidance to you.

PIN	18062180300000
Appeal grounds	Overvaluation / lack of uniformity / property record review

I am appealing the assessment for PIN 18062180300000 because the property appears over-assessed and not uniform with comparable properties. The current mailed assessed value is \$121,672. The assessment history shows a recent year-over-year change of +33.6% and an available lookback change of +52.0%. Please review comparable residential properties in the same neighborhood with similar class, size, age, construction, and condition, along with any sale, appraisal, or condition evidence submitted with this appeal. I request that the assessed value be reduced to a fair and uniform level supported by the evidence.

SUGGESTED SUPPLEMENTARY EVIDENCE

Censum has already assembled your comparable evidence (comps, assessed values, photos, and parcel imagery). The items below are optional supplements: if you have information specific to your property, adding it can strengthen the case. You are not required to gather these; they only help if you already have them.

Category	Censum suggestion	What to attach
Uniformity comps	Verify 3 to 5 nearby homes in the same neighborhood and class with similar size, age, construction, and condition. Include PINs, addresses, assessed values, and photos when possible.	3 to 5 verified lower-assessed similar properties/units with PINs, addresses, assessed values, and photos.
Market / overvaluation	No recent sale is available in the launch database. If the owner has a recent arms-length sale, closing statement, appraisal, or broker-supported sale evidence below the implied market value (\$1,216,720), attach it.	Closing statement, purchase contract, recent appraisal, or similar recent sales evidence.
Property-record issues	No class change is visible in the available assessment history. Still review the Assessor record for wrong square footage, class, use, condition, vacancy, or unit details.	Assessor property details, deed/condo docs, square footage proof, photos, repair estimates, occupancy or vacancy proof.
Photos / condition	Photos make the filing easier to understand. The Board specifically values orderly evidence; front photos of the subject are important and comp photos help.	Dated subject photo, comparable-property photos, interior condition photos, repair estimates, inspection notes.
Filing representation	Individual homeowners may generally file for themselves. If title is held by an LLC, corporation, condominium association, or similar entity, attorney representation may be required.	If attorney representation is required or desired, use a licensed attorney rather than a pro se filing.

Censum has already built your evidence to these Cook County standards - the comps, assessed values, photos, and parcel imagery in this dossier follow the rules below. This guide is here so you can review that evidence with confidence; it is not a to-do list.

Topic	Cook County standard (applied by Censum)
Uniformity	Use similar properties with lower assessments. For houses, start on the same block or one to two blocks away inside the neighborhood. For condos, start with same-building units.
Comparable quality	Pick properties similar in class, size, age, construction, materials, and condition. Very different homes/units are weak evidence.
Condo parking	For condo sales, verify whether separately taxed parking is included or excluded before treating a sale as a clean unit comparable.
Evidence package	Attach addresses, PINs, assessed values, and photos when available. Keep the evidence orderly and easy for an analyst to review.
Overvaluation	Use a recent sale, closing statement, appraisal, or sales of similar homes/units to show market value below the assessment.
Incorrect facts	Attach proof for wrong square footage, class, condition, vacancy, damage, unit details, or other record errors.
Representation	Individual homeowners may file for themselves. Entities such as corporations, LLCs, and condominium associations must be represented by an attorney before the Board of Review.

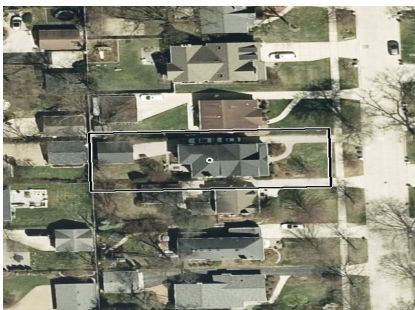
Official sources checked: Cook County Board of Review residential appeals and lack-of-uniformity guidance, Cook County Board of Review portal guidance, Cook County Assessor classification guidance, and the Board of Review official rules.

EVIDENCE CHECKLIST

Evidence	Why it matters	Where to get it	What to attach
Comparable properties	Primary support for lack of uniformity; it shows similar properties are assessed lower.	Use the Cook County Assessor property search and the Board/Assessor comparable tools.	3 to 5 similar properties or condo units, with PINs, addresses, assessed values, and photos if available.
Recent sale or closing statement	Primary support for overvaluation; it can show market value below the assessment-implied value.	Owner closing package, deed, purchase contract, attorney file, title company, or recorded sale data.	Closing statement, purchase contract, deed, or recent sales of similar homes/units.
Appraisal	A credible appraisal can anchor market value when the assessment is above market.	Owner's lender file, refinance file, or a new appraisal if the value gap justifies the cost.	Recent appraisal; official rules may require USPAP-compliant appraisals.
Photos / condition notes	Photos make facts easy to understand and can explain why a property should be valued below otherwise similar properties.	Owner phone photos, inspection reports, repair estimates, contractor bids, vacancy/damage records.	Dated exterior/interior photos, repair estimates, inspection notes, damage or vacancy evidence.
Property record corrections	Incorrect characteristics can drive an inflated assessment or the wrong comparison set.	Cook County Assessor property detail page, deed/condo documents, survey, floor plan, building permit, inspection records.	Proof of square footage, unit details, property class, building condition, or demolition/vacancy facts.

PARCEL BOUNDARY IMAGERY

Cook County 2025 aerial imagery is shown with a high-visibility GIS parcel boundary overlay. Use this as visual context for the subject and candidate comps; it is not a legal survey or a substitute for comparable-property evidence.

Role	PIN	Parcel-boundary aerial image	Source / status
Subject	1806218030000 0		Cook County 2025 aerial imagery + GIS parcel boundary overlay / pass; note: print_gray_v1
Comp 1	1806406015000 0		Cook County 2025 aerial imagery + GIS parcel boundary overlay / pass; note: print_gray_v1
Comp 2	1806204014000 0		Cook County 2025 aerial imagery + GIS parcel boundary overlay / pass; note: print_gray_v1
Comp 3	1806405003000 0		Cook County 2025 aerial imagery + GIS parcel boundary overlay / pass; note: print_gray_v1

Comp 4	1806406002000		Cook County 2025 aerial imagery + GIS parcel boundary overlay / pass; note: print_gray_v1
Comp 5	1806409001000		Cook County 2025 aerial imagery + GIS parcel boundary overlay / pass; note: print_gray_v1

PROPERTY VISUALS

Subject and comp visuals are shown together. Censum uses official Cook County Assessor photos when available; when an official photo is missing, the appeal dossier shows the case-specific fallback visual or research lane and keeps client signoff status visible before any submission.

Role	PIN	Property visual	Source / status
Subject	1806218030000 0	 18062180300000 09/05/2007	Cook County Assessor / official public image
Comp 1	1806406015000 0	 18064060150000 09/05/2007	Cook County Assessor / official public image
Comp 2	1806204014000 0	 18062040140000 09/05/2007	Cook County Assessor / official public image
Comp 3	1806405003000 0	 18064050030000 09/06/2007	Cook County Assessor / official public image
Comp 4	1806406002000 0	 18064060020000 09/05/2007	Cook County Assessor / official public image
Comp 5	1806409001000 0	 18064090010000 09/05/2007	Cook County Assessor / official public image

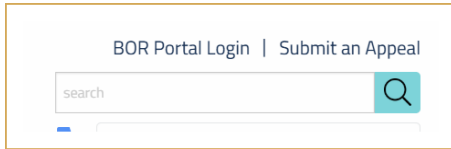
CLIENT VISUAL RESEARCH LINKS

Use these links as a client-only photo review starting point. Zillow is the first fallback source when official photos are unavailable, but any suggested listing-site visual must still be accepted, replaced, or excluded by the client before it is treated as submission-ready.

Comp / lead	Address	Why review it	Client visual research
Comp 1	1318 REID ST	AV/sqft \$28.08; official human verified	Open Zillow search
Comp 2	3906 GRAND AVE	AV/sqft \$29.05; official human verified	Open Zillow search
Comp 3	4309 LAWN AVE	AV/sqft \$28.39; official human verified	Open Zillow search
Comp 4	1329 WALNUT ST	AV/sqft \$29.07; official human verified	Open Zillow search
Comp 5	1247 WALNUT ST	AV/sqft \$24.47; Needs comparable verification	Open Zillow search

BOARD WEBSITE FILING WALKTHROUGH

Use this as the filing sequence. The Board portal changes over time, but the public Board site currently directs owners through the BOR Portal Login / Submit an Appeal links and the Property Owner portal guide steps shown below.



Portal Guide - Property Owners

SUBMITTING AN ONLINE APPEAL FOR PROPERTY OWNERS

1. Login to your Account. For instructions on how to create an Account, [click here](#)
2. Click on Submit Appeal
3. Pick 'Property Over Assessment' from the dropdown menu (Note: for under-assessment appeals, omitted assessments and exemption applications, please contact our Chief Clerk's Office at 312-603-5542 or email us at ccbor.onlineform@cookcountyil.gov)
4. Enter your PIN number if you do not know your PIN, please [click here](#) to find by address.
5. Add Associated PINS if there are any (XXX). Pick 'no' if your appealing a single PIN
6. Click submit
7. Edit / Enter the following fields as needed:
 1. Appellant Name
 2. Appellant Address
 3. Appellant City

Step	Action
1	Go to cookcountyboardofreview.com and choose BOR Portal Login or Submit an Appeal.
2	Create or sign into the portal account, then click Submit Appeal.
3	Choose Property Over Assessment. If filing a single PIN, add only the subject PIN and answer no for associated PINS.
4	Select overvaluation and/or lack of uniformity as the reason, plus property-record correction if facts are wrong.
5	Paste the Board-facing narrative from this packet into the explanation field.
6	Attach comparable-property evidence, sale/appraisal documents, and photos or condition notes.
7	File during the township's Board of Review window, save the confirmation number, and watch for Board follow-up.

DEFINITIONS

Use this page to keep filing terms plain. The Board of Review does not need Censum internal language; the filing should explain the facts and attach support.

Term	Plain-English definition
Property class	Cook County's code for property type/use. Class changes can be normal, but should be reviewed when they coincide with a valuation jump.
Mailed assessed value / Current AV	The assessed value shown in the assessment data. For Class 2 residential property, market value is often approximated as AV divided by 10%.
Overvaluation	An appeal argument that the assessed value is too high compared with market evidence.
Lack of uniformity	An appeal argument that similar properties are assessed lower.
Comparable property	A similar property or condo unit used to support overvaluation or lack of uniformity.
Property-record correction	A factual correction, such as wrong class, size, unit facts, condition, vacancy, or building characteristics.
BOR window	The Board of Review filing period for the township.

DATA APPENDIX

This packet uses the Censum data available at generation time: public parcel identity, assessment history, appeal calendar, comparable-property leads, official public imagery, and owner-provided evidence when available. Censum is a data and analytics service, not a law firm. Packet contents do not guarantee any appeal outcome, tax savings, or Board decision.

Generated	2026-06-15 03:25
Last sale in launch data	None found
Last appeal year	2023

OFFICIAL REFERENCE LINKS

Source	Clickable URL
Cook County Board of Review residential appeals	www.cookcountyboardofreview.com/residential-appeals
Board guide: lack of uniformity	www.cookcountyboardofreview.com/how-present-case-based-lack-uniformity
Cook County Board of Review portal guide	www.cookcountyboardofreview.com/portal-guide-property-owners
Cook County Assessor classification codes	www.cookcountyassessor.com/classifications-real-property
Cook County Board of Review official rules	www.cookcountyboardofreview.com/board-review-official-rules

WHAT WOULD MAKE THIS STRONGER

Best next evidence: a recent arms-length sale below the implied market value, photos showing condition issues, a recent appraisal, and verified comparable properties assessed or sold lower than the subject. If you have any of those, attach them to the filing.