

COOK COUNTY APPEAL EVIDENCE PACK

SUBJECT PROPERTY

PIN	18062180300000
Owner	JOE NIEGO
Site address	4216 GRAND AVE
Township	Lyons
Property class	278 - Cook County class code 278
Township code	21
Assessor neighborhood code	21012
Current mailed assessed value	\$121,672
Approx. residential market value	\$1,216,720

APPEAL TRACKS

Claim	Basis	Evidence included
Lack of uniformity	Comparable properties in the same Assessor neighborhood and property class are assessed lower than the subject.	Subject and comparable property grid with PINs, addresses, neighborhood/class codes, assessed values, AV/sqft, physical characteristics, and visuals.

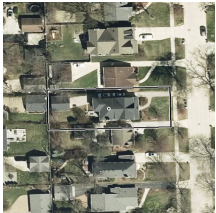
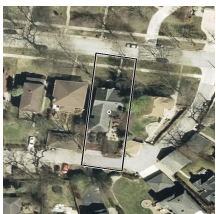
OWNER NARRATIVE

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.

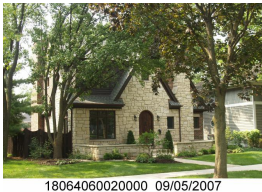
COMPARABLE PROPERTY EVIDENCE

Field	Subject	Comp 1	Comp 2	Comp 3	Comp 4
PIN	18062180300000	18064060150000	18062040140000	18064050030000	18064060020000
Address	4216 GRAND AVE	1318 REID ST	3906 GRAND AVE	4309 LAWN AVE	1329 WALNUT ST
Township code	21	21	21	21	21
Assessor neighborhood code	21012	21012	21012	21012	21012
Cook class	278	278	278	278	278
Scope match	Subject	Same nbhd/class	Same nbhd/class	Same nbhd/class	Same nbhd/class
Current AV	\$121,672	\$103,238	\$99,172	\$106,000	\$108,194
AV/sqft	\$32.60	\$28.08	\$29.05	\$28.39	\$29.07
Building sqft	3,732	3,677	3,414	3,734	3,722
Lot size (sqft)	7,600	6,374	7,600	6,210	7,000
Beds / baths	4.0 bd / 4.5 ba	4.0 bd / 3.5 ba	5.0 bd / 3.5 ba	5.0 bd / 3.5 ba	4.0 bd / 4.5 ba
Year built	2001	2002	2010	1997	2004
Exterior construction	Frame	Masonry	Frame	Masonry	Masonry
Garage size/type	2.5 cars	3 cars	2 cars	2.5 cars	3 cars
Sale / deed	N/A	N/A	N/A	N/A	N/A

PARCEL BOUNDARY IMAGERY

Role	PIN	Parcel-boundary aerial image	Source / status
Subject	18062180300000		Cook County 2025 aerial imagery + GIS parcel boundary overlay / print gray v1
Comp 1	18064060150000		Cook County 2025 aerial imagery + GIS parcel boundary overlay / print gray v1
Comp 2	18062040140000		Cook County 2025 aerial imagery + GIS parcel boundary overlay / print gray v1
Comp 3	18064050030000		Cook County 2025 aerial imagery + GIS parcel boundary overlay / print gray v1
Comp 4	18064060020000		Cook County 2025 aerial imagery + GIS parcel boundary overlay / print gray v1

PROPERTY IMAGES

Role	PIN	Property visual	Source / status
Subject	18062180300000	 18062180300000 09/05/2007	Cook County Assessor / Official public image
Comp 1	18064060150000	 18064060150000 09/05/2007	Cook County Assessor / Official public image
Comp 2	18062040140000	 18062040140000 09/05/2007	Cook County Assessor / Official public image
Comp 3	18064050030000	 18064050030000 09/06/2007	Cook County Assessor / Official public image
Comp 4	18064060020000	 18064060020000 09/05/2007	Cook County Assessor / Official public image