LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 15 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	28193000410000
Property address	6829 WINSTON DR
Township	Bremen (13)
Assessor neighborhood	13171
Property class	295 Townhome, individually owned
Assessment stage	Certified value for 2026

ASSESSED NOW

$26,000

12.8% of the current assessed value.

COMPARABLES IMPLY

$22,682

REDUCTION REQUESTED

$3,318

Estimated tax effect about $704 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 39 other properties in assessor neighborhood 13171 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 $16.93 per square foot. This home is assessed at $19.40 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,340 square feet gives $22,682. 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	1,340 square feet
Land area	2,280 square feet
Year built	1979
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$26,000
Assessed value per square foot	$19.40

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	353
2	Building area within 15% of this home	48
3	Built within 15 years of this home	48
4	Same building type	39
5	Same construction quality grade	39

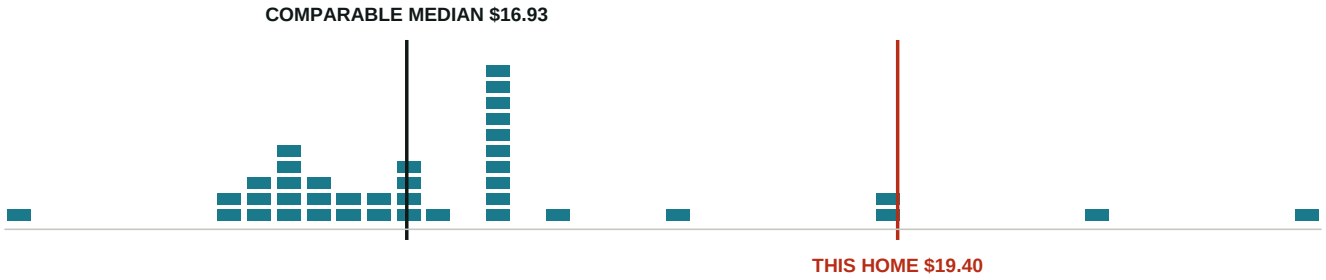
The comparable figure used is the median of all 39 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 39 properties 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	39
Lowest assessed	$14.90 per square foot
25th percentile	$16.38 per square foot
Median	$16.93 per square foot
75th percentile	$17.44 per square foot
Highest assessed	$21.54 per square foot
This home	$19.40 per square foot
Position	assessed above 35 of the 39 comparable properties, the 90th percentile



$14.90 per sq ft — 39 comparable properties by assessed value per square foot, one mark is one property — $21.54 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 39 comparables	$16.93
Building area of this home	1,340 sq ft
Median multiplied by building area	**$22,682**
Current total assessed value	$26,000
Difference, the reduction requested	**$3,318**

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 $3,318 in assessed value is worth roughly $704 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

All 39 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
28193110120000	6813 BREMENTOWNE RD	1,536	1978	3	2	$22,883	$14.90
28193100270000	6811 CROWN LN	1,500	1972	3	2	$24,000	$16.00
28193090210000	16417 MANCHESTER AVE	1,496	1971	3	2	$24,000	$16.04
28193000350000	6817 WINSTON DR	1,428	1979	3	1	$23,000	$16.11
28193000390000	6825 WINSTON DR	1,488	1979	2	1	$24,000	$16.13
28193030440000	16351 BREMENTOWNE DR	1,416	1971	3	1	$23,000	$16.24
28193110250000	6816 KINGSTON DR	1,536	1978	3	2	$25,000	$16.28
28193110270000	6812 KINGSTON DR	1,536	1978	3	2	$25,000	$16.28
28193100190000	16507 OXFORD AVE	1,408	1972	3	1	$23,000	$16.34
28193000440000	6837 WINSTON DR	1,526	1981	3	2	$25,000	$16.38
28193000420000	6831 WINSTON DR	1,526	1979	3	1	$25,000	$16.38
28193110260000	6814 KINGSTON DR	1,454	1978	3	2	$24,000	$16.51
28193110170000	6832 KINGSTON DR	1,454	1974	3	2	$24,000	$16.51
28193110160000	6834 KINGSTON DR	1,454	1974	3	2	$24,000	$16.51
28193090420000	6816 CROWN LN	1,500	1971	4	1	$25,000	$16.67
28193100100000	16504 OXFORD AVE	1,377	1972	2	1	$23,000	$16.70
28193090390000	16417 OXFORD AVE	1,434	1973	3	1	$24,000	$16.74
28193090350000	16409 OXFORD AVE	1,430	1973	3	1	$24,000	$16.78
28193110030000	6831 BREMENTOWNE RD	1,480	1974	3	2	$25,000	$16.89
28193100370000	6820 WINSTON DR	1,536	1973	3	2	$26,000	$16.93
28193100330000	6834 WINSTON DR	1,536	1973	3	2	$26,000	$16.93
28193110110000	6815 BREMENTOWNE RD	1,416	1978	3	1	$24,000	$16.95
28193100110000	16506 OXFORD AVE	1,344	1973	2	1	$23,000	$17.11
28193000450000	6839 WINSTON DR	1,440	1979	3	2	$25,000	$17.36
28193000340000	6815 WINSTON DR	1,377	1979	3	1	$24,000	$17.43
28193000320000	6811 WINSTON DR	1,377	1979	3	1	$24,000	$17.43
28193000310000	6809 WINSTON DR	1,377	1979	3	1	$24,000	$17.43
28193110020000	6833 BREMENTOWNE RD	1,376	1974	3	2	$24,000	$17.44
28193110070000	6823 BREMENTOWNE RD	1,376	1974	3	2	$24,000	$17.44
28193110060000	6825 BREMENTOWNE RD	1,376	1974	3	2	$24,000	$17.44
28193110100000	6817 BREMENTOWNE RD	1,376	1978	3	2	$24,000	$17.44
28193110150000	6836 KINGSTON DR	1,376	1974	3	1	$24,000	$17.44
28193031020000	16328 OXFORD AVE	1,433	1971	3	2	$25,000	$17.45
28193030930000	16349 OXFORD AVE	1,414	1970	4	2	$25,000	$17.68
28193100340000	6832 WINSTON DR	1,536	1973	3	2	$28,000	$18.23
28193000400000	6827 WINSTON DR	1,340	1979	3	2	$26,000	$19.40
28193000430000	6835 WINSTON DR	1,340	1979	2	2	$26,000	$19.40
28193000410000	**6829 WINSTON DR**	**1,340**	**1979**	**3**	**2**	**$26,000**	**$19.40**
28193040100000	16324 BREMENTOWNE DR	1,274	1971	3	2	$26,000	$20.41
28193030640000	16345 OXFORD AVE	1,207	1969	3	2	$26,000	$21.54

Median of all 39 comparables: $16.93 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 13171, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 39 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.

28193110120000	28193100270000	28193090210000	28193000350000	28193000390000
28193030440000	28193110250000	28193110270000	28193100190000	28193000440000
28193000420000	28193110260000	28193110170000	28193110160000	28193090420000
28193100100000	28193090390000	28193090350000	28193110030000	28193100370000
28193100330000	28193110110000	28193100110000	28193000450000	28193000340000
28193000320000	28193000310000	28193110020000	28193110070000	28193110060000
28193110100000	28193110150000	28193031020000	28193030930000	28193100340000
28193000400000	28193000430000	28193040100000	28193030640000	

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	15 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.