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	10313070090000
Property address	6429 N NEVA AVE
Township	Jefferson (71)
Assessor neighborhood	71410
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$38,001	**$33,290**	**$4,711**

12.4% of the current assessed value.
Estimated tax effect about $999 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 194 other properties in assessor neighborhood 71410 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 $34.11 per square foot. This home is assessed at $38.94 per square foot, which is 14% above that median. Applying the median the Assessor already uses for those neighbors to this home's 976 square feet gives $33,290. 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	976 square feet
Land area	10,850 square feet
Year built	1948
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$38,001
Assessed value per square foot	$38.94

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	483
2	Building area within 15% of this home	382
3	Built within 15 years of this home	198
4	Same building type	194
5	Same construction quality grade	194

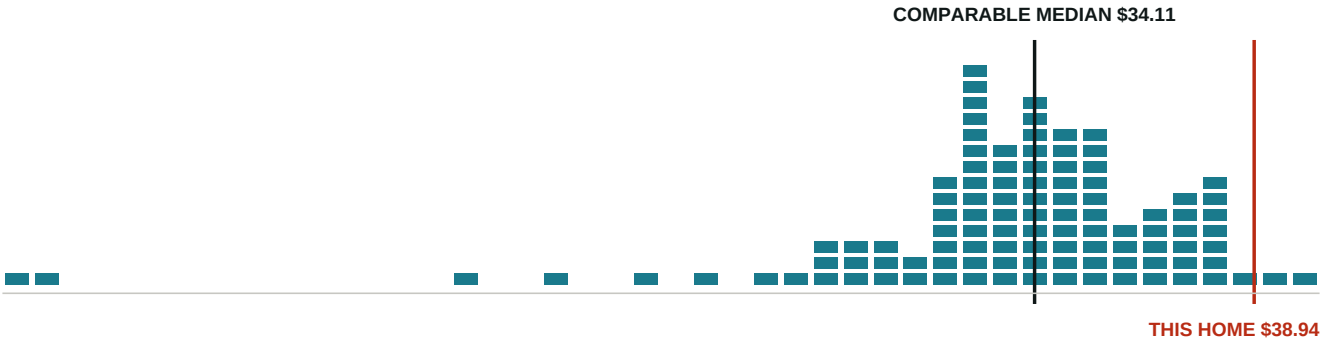
The comparable figure used is the median of all 194 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 194 properties 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	194
Lowest assessed	$11.42 per square foot
25th percentile	$32.65 per square foot
Median	$34.11 per square foot
75th percentile	$35.46 per square foot
Highest assessed	$40.37 per square foot
This home	$38.94 per square foot
Position	assessed above 192 of the 194 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 194 comparables	$34.11
Building area of this home	976 sq ft
Median multiplied by building area	**$33,290**
Current total assessed value	$38,001
Difference, the reduction requested	**$4,711**

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 $4,711 in assessed value is worth roughly $999 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

194 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 194 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
10313020550000	6529 N NEVA AVE	997	1955	2	1	$12,504	$12.54
10313020560000	6529 N NEVA AVE	997	1955	2	1	$21,492	$21.56
13053000050000	6347 W PETERSON AVE	972	1957	2	1	$26,298	$27.06
13051260170000	6074 N ELSTON AVE	994	1958	2	1	$29,001	$29.18
13053220150000	5717 N MOODY AVE	986	1947	2	1	$29,000	$29.41
13053220310000	5728 N MEADE AVE	960	1942	2	1	$28,332	$29.51
10313130070000	7129 W ARTHUR AVE	968	1963	2	1	$29,001	$29.96
10313020500000	6545 N NEVA AVE	997	1956	2	1	$30,000	$30.09
10314170430000	6518 W DEVON AVE	963	1953	3	1	$29,000	$30.11
13053310100000	5631 N MOODY AVE	984	1954	2	1	$30,000	$30.49
10314060140000	6674 W HAYES AVE	960	1941	2	1	$29,750	$30.99
13053030040000	6217 W PETERSON AVE	960	1958	3	1	$30,000	$31.25
10314130180000	6724 W DEVON AVE	958	1953	2	1	$30,000	$31.32
13053010090000	6305 W PETERSON AVE	976	1956	2	1	$30,766	$31.52
13053240250000	5740 N AUSTIN AVE	974	1941	3	1	$30,934	$31.76
13062050680000	6545 W DEVON AVE	960	1941	3	1	$31,001	$32.29
13053130240000	5812 N MEDINA AVE	962	1955	2	1	$31,164	$32.40
13064120170000	5807 N NAPOLEON AVE 1	985	1955	2	1	$32,000	$32.49
13062260400000	6019 N NEWBURG AVE	984	1951	2	1	$32,000	$32.52
13053040230000	6134 W THORNDALE AVE	983	1956	2	1	$32,000	$32.55
13053310250000	5628 N MEADE AVE	982	1953	3	1	$32,000	$32.59
13051240010000	6236 W PETERSON AVE	981	1958	2	1	$32,000	$32.62
13053100340000	5812 N MOBILE AVE	963	1956	2	1	$31,524	$32.74
13062050670000	6541 W DEVON AVE	976	1941	2	1	$32,001	$32.79
13053240350000	5708 N AUSTIN AVE	975	1954	2	1	$32,000	$32.82
13053190150000	5717 N MOBILE AVE	975	1948	2	1	$32,000	$32.82
13053240260000	5738 N AUSTIN AVE	974	1944	2	1	$32,000	$32.85
10313070420000	7042 W DEVON AVE	973	1954	2	1	$32,000	$32.89
13064120290000	5843 N NAPOLEON AVE	972	1953	2	1	$32,000	$32.92
13051140130000		980	1946	2	1	$32,415	$33.08
10313020490000		997	1955	3	1	$33,000	$33.10
10313020510000		997	1956	2	1	$33,000	$33.10
13064030290000		994	1958	2	1	$33,001	$33.20
13053050060000		960	1941	3	1	$32,000	$33.33
10313040510000		960	1953	3	1	$32,000	$33.33
13053100380000		959	1956	2	1	$32,000	$33.37
13053210070000		985	1947	2	1	$33,000	$33.50
10314130010000		985	1951	2	1	$33,000	$33.50
13062260370000		984	1951	2	1	$33,000	$33.54
10314150290000		979	1956	2	1	$33,000	$33.71

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13062270310000		975	1960	3	1	$33,001	$33.85
13053240240000		974	1941	2	1	$33,000	$33.88
13053120160000		972	1942	3	1	$33,000	$33.95
10313020570000		997	1955	3	1	$34,000	$34.10
10313020540000		997	1956	2	1	$34,000	$34.10
10314170440000		963	1953	3	1	$33,000	$34.27
10313110010000		991	1941	2	1	$34,000	$34.31
10313110020000		991	1943	2	1	$34,000	$34.31
10313040540000		960	1954	3	1	$33,000	$34.38
13053050040000		960	1941	3	1	$33,000	$34.38
13062120110000		985	1949	2	1	$34,000	$34.52
13062260410000		984	1953	2	1	$34,000	$34.55
10314140410000		984	1951	2	1	$34,000	$34.55
10314160050000		979	1952	2	1	$34,000	$34.73
13064100210000		969	1960	3	1	$34,001	$35.09
13051030540000		968	1955	2	1	$34,000	$35.12
10313040530000		960	1953	2	1	$34,000	$35.42
10313040520000		960	1953	3	1	$34,000	$35.42
10313160160000		996	1952	2	2	$37,000	$37.15
10313070090000	**6429 N NEVA AVE**	**976**	**1948**	**3**	**1**	**$38,001**	**$38.94**
13062270570000		966	1954	3	1	$39,000	$40.37

Median of all 194 comparables: $34.11 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71410, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 194 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.

10313050020000	10313020550000	10313020560000	13053190400000	13053190390000
13053000050000	13061200130000	13061200140000	13051260170000	13053220150000
13053220310000	10313160250000	13051260150000	13064120310000	13053310270000
10313130070000	10313020500000	10314170430000	13051290030000	13051260180000
13053310100000	10313150180000	10313150170000	13053000170000	13053000180000
10314060140000	13053030040000	10314130180000	13053010090000	13053240250000
13053300130000	13053300120000	13064120180000	13062210270000	13051260190000
13053180060000	13051190470000	13062270190000	13053000230000	13062050680000
10313150080000	13053300110000	13053130240000	13064120170000	13064110080000
13062260400000	13053040230000	13053310250000	13051240010000	13053100340000
13061010130000	13064110090000	13062050670000	13053240350000	13053190150000
13053240260000	13064030130000	10313070420000	13053070340000	13064120290000
13053210060000	10313050010000	13081060070000	13064120300000	13081070480000
13062210290000	13051140130000	10313020490000	10313020510000	10313120070000
13051260160000	13064030290000	13051190480000	13053050060000	10313040510000
13053100380000	13053220290000	10314130160000	13053210070000	10314130010000
13062260370000	13051290160000	13051290150000	13064090350000	13053190360000
10314150290000	13053320210000	13062270310000	13061010030000	13053240240000
13051130030000	13053120160000	13053070290000	13053070350000	10313040280000
10313020570000	10313020540000	13062210280000	13062210260000	13053130650000
13062270560000	13051030600000	10314130170000	13053010020000	10314170440000
13053070300000	10313110010000	10313110020000	13053210360000	10313040540000
13053050040000	13062120110000	13053000410000	13062260410000	10314140410000
13053000300000	13053190040000	13053310280000	13062090320000	13053110200000
10314160050000	13064090360000	13053040220000	13061180140000	13053020410000
13053020100000	13064030280000	13051060020000	13064100210000	13053320420000
13051030540000	13053150790000	13081060080000	13053120140000	10314120150000
13053070370000	10314130190000	13053110420000	10313020470000	13053000200000
13053320410000	13053130630000	13053100270000	10313040530000	10313040520000
10313040290000	13053320250000	10313020360000	13062090310000	10313030340000
13064020490000	13053070360000	10313040440000	10314120210000	13053150810000
13053240220000	13053050010000	13062270410000	13053220100000	10313020480000
13053130640000	10313020370000	13051150370000	13053150800000	13053010030000
10313030250000	10313160160000	10314060190000	13053070330000	13064020460000
13051270330000	13062210310000	13051060220000	10313160110000	13064030430000
13062270300000	13053220200000	13051260200000	13053120020000	13051130050000
13061090440000	13062100140000	10314120160000	13062040090000	13064090300000
13053180070000	10313020520000	10313080190000	13051110180000	13064030400000
13062260430000	13062000140000	10314130020000	13062270570000	

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.

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