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	10354060430000
Property address	6625 CENTRAL PARK AVE
Township	Niles (24)
Assessor neighborhood	24101
Property class	209 Single-family, over 2,000 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$158,000

39.3% of the current assessed value.

COMPARABLES IMPLY

$95,900

REDUCTION REQUESTED

$62,100

Estimated tax effect about $13,171 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 40 other properties in assessor neighborhood 24101 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 $16.60 per square foot. This home is assessed at $27.35 per square foot, which is 65% above that median. Applying the median the Assessor already uses for those neighbors to this home's 5,777 square feet gives $95,900. 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	5,777 square feet
Land area	8,184 square feet
Year built	2005
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	11
Bedrooms	5
Full bathrooms	4
Half bathrooms	1

Total assessed value	$158,000
Assessed value per square foot	$27.35

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	83
2	Building area within 15% of this home	62
3	Built within 15 years of this home	50
4	Same building type	49
5	Same construction quality grade	40

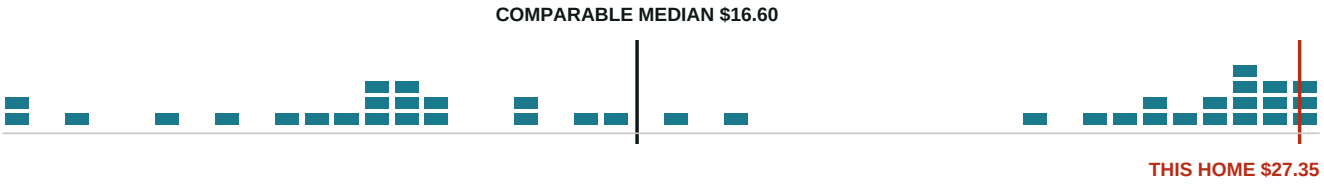
The comparable figure used is the median of all 40 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 40 properties 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	40
Lowest assessed	$6.30 per square foot
25th percentile	$12.34 per square foot
Median	$16.60 per square foot
75th percentile	$26.01 per square foot
Highest assessed	$27.67 per square foot
This home	$27.35 per square foot
Position	assessed above 38 of the 40 comparable properties, the 95th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 40 comparables	$16.60
Building area of this home	5,777 sq ft
Median multiplied by building area	**$95,900**
Current total assessed value	$158,000
Difference, the reduction requested	**$62,100**

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 $62,100 in assessed value is worth roughly $13,171 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 40 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
10332130110000	5021 FAIRVIEW LN	5,364	2000	7	5	$33,814	$6.30
10332130130000	5021 FAIRVIEW LN	5,364	2000	7	5	$33,814	$6.30
10353220420000	6535 MONTICELLO AVE	6,399	1994	4	2	$46,994	$7.34
10342180020000	6955 N KARLOV AVE	6,500	2003	5	5	$59,522	$9.16
10354140620000	6550 N TRUMBULL AVE	5,118	2003	4	4	$50,203	$9.81
10354060420000	6630 DRAKE AVE	5,317	2004	5	4	$57,425	$10.80
10332130120000	5021 FAIRVIEW LN	5,364	2000	7	5	$60,876	$11.35
10354190180000	6440 ST LOUIS AVE HSE	6,145	2001	5	5	$72,069	$11.73
10263130310000	3832 W CHASE AVE	5,267	2006	5	4	$64,891	$12.32
10342110130000	7019 KEELER AVE	5,110	2003	6	3	$63,074	$12.34
10342110120000	7019 KEELER AVE	5,110	2003	6	3	$63,079	$12.34
10263130480000	3832 W CHASE AVE	5,267	2006	5	4	$67,960	$12.90
10354160030000	6549 N KIMBALL AVE	5,390	2003	5	4	$69,876	$12.96
10354160040000	6549 N KIMBALL AVE	5,390	2003	5	4	$69,876	$12.96
10342010290000	7118 KEELER AVE	5,003	2006	5	4	$65,782	$13.15
10342010300000	7118 KEELER AVE	5,003	2006	5	4	$65,782	$13.15
10353050190000	6702 LAWNDALE AVE	5,110	2008	6	5	$74,597	$14.60
10353050200000	6702 LAWNDALE AVE	5,110	2008	6	5	$75,240	$14.72
10353220430000	6535 MONTICELLO AVE	6,399	1994	4	2	$102,491	$16.02
10354060250000	6630 DRAKE AVE	5,317	2004	5	4	$85,776	$16.13
10342180010000	6955 N KARLOV AVE	6,500	2003	5	5	$110,944	$17.07
10354140470000	6550 N TRUMBULL AVE	5,118	2003	4	4	$92,561	$18.09
10341220240000	6926 KILPATRICK AVE	5,148	1991	6	3	$119,000	$23.12
10342020530000	7120 KEDVALE AVE	5,236	1999	4	3	$127,000	$24.26
10342170010000	4125 LUNT AVE	5,410	2000	4	4	$133,127	$24.61
10341240270000	6843 N KILBOURN AVE	5,515	2005	4	3	$137,000	$24.84
10341270090000	4433 ESTES AVE	5,205	2006	6	3	$130,000	$24.98
10353220170000	3601 ALBION AVE	5,990	2001	5	5	$152,980	$25.54
10341270280000	7051 KILBOURN AVE	5,987	2004	6	4	$155,000	$25.89
10354230010000	3325 W ARTHUR AVE	5,142	2003	5	5	$133,219	$25.91
10341270050000	4457 ESTES AVE	5,018	2006	6	4	$132,000	$26.31
10341230490000	7024 N KILBOURN AVE	5,085	2004	4	5	$133,971	$26.35
10344010550000	6724 KEDVALE AVE	5,026	2006	6	5	$132,820	$26.43
10341260110000	6901 N KENNETH AVE	5,729	2020	5	4	$152,319	$26.59
10341220340000	6838 KILPATRICK AVE	5,085	2004	6	5	$136,000	$26.75
10274180500000	7309 KILDARE AVE	5,156	2004	5	5	$138,001	$26.77
10341160020000	6943 KOLMAR AVE	5,559	2005	6	4	$151,000	$27.16
10353220460000	6543 MONTICELLO AVE	5,292	2005	4	3	$144,500	$27.31
10354060430000	**6625 CENTRAL PARK AVE**	**5,777**	**2005**	**5**	**4**	**$158,000**	**$27.35**
10353220470000	6551 MONTICELLO AVE	5,059	2009	5	5	$139,563	$27.59

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
10354160470000	6513 N KIMBALL AVE	5,002	2000	5	4	$138,423	$27.67

Median of all 40 comparables: $16.60 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 24101, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 40 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.

10332130110000	10332130130000	10353220420000	10342180020000	10354140620000
10354060420000	10332130120000	10354190180000	10263130310000	10342110130000
10342110120000	10263130480000	10354160030000	10354160040000	10342010290000
10342010300000	10353050190000	10353050200000	10353220430000	10354060250000
10342180010000	10354140470000	10341220240000	10342020530000	10342170010000
10341240270000	10341270090000	10353220170000	10341270280000	10354230010000
10341270050000	10341230490000	10344010550000	10341260110000	10341220340000
10274180500000	10341160020000	10353220460000	10353220470000	10354160470000

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.