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	24064310080000
Property address	6450 W 93RD PL
Township	Worth (39)
Assessor neighborhood	39040
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$32,000	**$27,571**	**$4,429**

13.8% of the current assessed value.
Estimated tax effect about $939 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 38 other properties in assessor neighborhood 39040 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 $16.85 per square foot. This home is assessed at $19.56 per square foot, which is 16% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,636 square feet gives $27,571. 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	1,636 square feet
Land area	10,249 square feet
Year built	1952
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Crawl
Central air	No Central A/C
Rooms	8
Bedrooms	5
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$32,000
Assessed value per square foot	$19.56

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	412
2	Building area within 15% of this home	112
3	Built within 15 years of this home	104
4	Same building type	38
5	Same construction quality grade	38

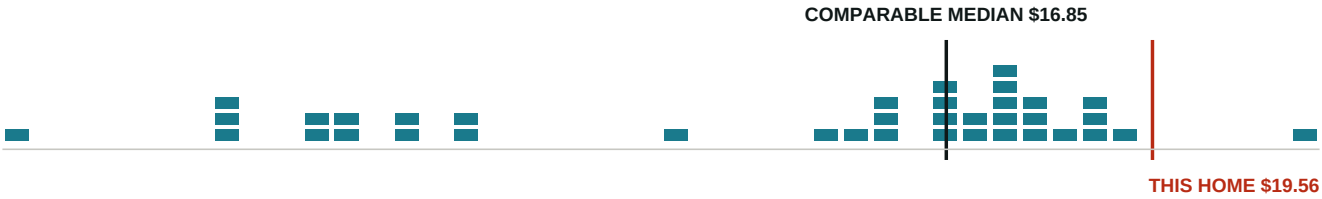
The comparable figure used is the median of all 38 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 38 properties 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	38
Lowest assessed	$4.46 per square foot
25th percentile	$9.95 per square foot
Median	$16.85 per square foot
75th percentile	$17.77 per square foot
Highest assessed	$21.75 per square foot
This home	$19.56 per square foot
Position	assessed above 37 of the 38 comparable properties, the 97th percentile



$4.46 per sq ft — 38 comparable properties by assessed value per square foot, one mark is one property — $21.75 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 38 comparables	$16.85
Building area of this home	1,636 sq ft
Median multiplied by building area	**$27,571**
Current total assessed value	$32,000
Difference, the reduction requested	**$4,429**

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 $4,429 in assessed value is worth roughly $939 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 38 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
24072110240000	9755 S NATOMA AVE	1,615	1957	3	2	$7,200	$4.46
24072000160000	9525 S OAK PARK AVE	1,398	1952	3	1	$10,099	$7.22
24072000150000	9525 S OAK PARK AVE	1,398	1952	3	1	$10,099	$7.22
24072000140000	9525 S OAK PARK AVE	1,398	1952	3	1	$10,122	$7.24
24072040390000	9628 S RUTHERFORD AVE	1,464	1953	3	1	$12,330	$8.42
24072040400000	9628 S RUTHERFORD AVE	1,464	1953	3	1	$12,330	$8.42
24072040310000	9612 S RUTHERFORD AVE	1,497	1953	3	1	$13,330	$8.90
24072040320000	9612 S RUTHERFORD AVE	1,497	1953	3	1	$13,330	$8.90
24072090390000	9742 S NORMANDY AVE	1,506	1957	4	2	$14,750	$9.79
24072090400000	9742 S NORMANDY AVE	1,506	1957	4	2	$14,750	$9.79
24072090030000	9707 S RUTHERFORD AVE HS	1,510	1963	4	1	$15,750	$10.43
24072090040000	9707 S RUTHERFORD AVE	1,510	1963	4	1	$15,750	$10.43
24072110230000	9755 S NATOMA AVE	1,615	1957	3	2	$21,300	$13.19
24064330010000	6445 W 94TH ST	1,785	1955	4	2	$27,000	$15.13
24072130500000	9826 S NORMANDY AVE	1,738	1948	3	2	$27,000	$15.54
24071210080000	6907 W 96TH PL	1,483	1948	3	1	$24,000	$16.18
24064330070000	6430 W 94TH PL	1,789	1955	3	1	$29,000	$16.21
24071180040000	6829 W 95TH PL	1,542	1939	3	2	$25,000	$16.21
24072020150000	9542 S NATOMA AVE HSE	1,668	1958	4	2	$28,000	$16.79
24064320110000	9350 S RIDGELAND AVE	1,655	1954	2	1	$28,000	$16.92
24071240100000	6846 W 97TH PL	1,710	1960	3	1	$29,000	$16.96
24063060150000	9427 S SAYRE AVE	1,474	1958	4	1	$25,000	$16.96
24071010180000	7008 W 95TH PL	1,616	1951	5	2	$28,000	$17.33
24071060050000	7011 W 96TH ST	1,436	1955	2	1	$25,000	$17.41
24071160110000	6850 W 95TH PL	1,547	1959	4	1	$27,000	$17.45
24063070140000	9400 S NEW ENGLAND AVE	1,658	1964	4	1	$29,000	$17.49
24071200030000	6837 W 96TH ST	1,425	1960	3	1	$25,000	$17.54
24071160190000	9520 S OAK PARK AVE	1,532	1962	3	1	$27,000	$17.62
24064310090000	6444 W 93RD PL	1,740	1952	4	2	$31,000	$17.82
24071220040000	6839 W 96TH PL	1,546	1953	4	2	$28,000	$18.11
24071230140000	6927 W 97TH PL	1,540	1967	3	1	$28,000	$18.18
24064310110000	6428 W 93RD PL	1,702	1956	4	2	$31,000	$18.21
24071260050000	6821 W 97TH PL	1,456	1952	4	1	$26,921	$18.49
24064320040000	6421 W 93RD PL	1,548	1955	3	2	$29,000	$18.73
24072080440000	9719 S OAK PARK AVE	1,432	1961	3	1	$27,000	$18.85
24071240160000	6812 W 97TH PL	1,538	1960	4	1	$29,000	$18.86
24071270050000	6809 W 98TH ST	1,410	1941	3	1	$27,000	$19.15
24064310080000	**6450 W 93RD PL**	**1,636**	**1952**	**5**	**2**	**$32,000**	**$19.56**
24063030080000	9336 S NEW ENGLAND AVE	1,471	1958	3	1	$32,000	$21.75

Median of all 38 comparables: $16.85 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39040, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 38 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.

24072110240000	24072000160000	24072000150000	24072000140000	24072040390000
24072040400000	24072040310000	24072040320000	24072090390000	24072090400000
24072090030000	24072090040000	24072110230000	24064330010000	24072130500000
24071210080000	24064330070000	24071180040000	24072020150000	24064320110000
24071240100000	24063060150000	24071010180000	24071060050000	24071160110000
24063070140000	24071200030000	24071160190000	24064310090000	24071220040000
24071230140000	24064310110000	24071260050000	24064320040000	24072080440000
24071240160000	24071270050000	24063030080000		

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.