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	24194060030000
Property address	6717 W HOME AVE
Township	Worth (39)
Assessor neighborhood	39151
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$25,000

16.0% of the current assessed value.

COMPARABLES IMPLY

$21,009

REDUCTION REQUESTED

$3,991

Estimated tax effect about $846 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 220 other properties in assessor neighborhood 39151 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 $24.32 per square foot. This home is assessed at $28.94 per square foot, which is 19% above that median. Applying the median the Assessor already uses for those neighbors to this home's 864 square feet gives $21,009. 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	864 square feet
Land area	21,000 square feet
Year built	1961
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$25,000
Assessed value per square foot	$28.94

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	307
2	Building area within 15% of this home	285
3	Built within 15 years of this home	271
4	Same building type	222
5	Same construction quality grade	220

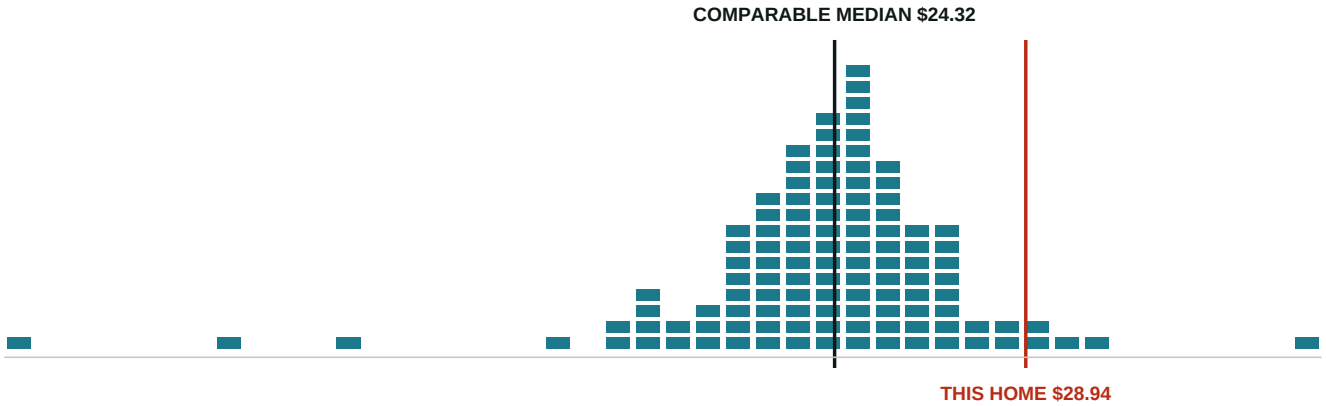
The comparable figure used is the median of all 220 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 220 properties 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	220
Lowest assessed	$4.25 per square foot
25th percentile	$22.86 per square foot
Median	$24.32 per square foot
75th percentile	$25.56 per square foot
Highest assessed	$36.08 per square foot
This home	$28.94 per square foot
Position	assessed above 214 of the 220 comparable properties, the 97th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 220 comparables	$24.32
Building area of this home	864 sq ft
Median multiplied by building area	**$21,009**
Current total assessed value	$25,000
Difference, the reduction requested	**$3,991**

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 $3,991 in assessed value is worth roughly $846 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

220 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 220 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
24192240020000	6541 W 111TH PL	896	1955	2	1	$18,000	$20.09
24192260050000	6519 W 112TH PL	896	1957	2	1	$18,000	$20.09
24192160220000	11244 S NASHVILLE AVE	888	1952	2	1	$19,001	$21.40
24192160010000	11201 S NATOMA AVE	875	1953	2	1	$19,001	$21.72
24192220140000	11404 S NASHVILLE AVE	875	1955	2	1	$19,001	$21.72
24192160170000	11218 S NASHVILLE AVE	875	1955	2	1	$19,001	$21.72
24192150070000	11217 S NORMANDY AVE	864	1956	3	1	$19,001	$21.99
24192260100000	6532 W 113TH ST	896	1956	3	1	$20,000	$22.32
24192250100000	6532 W 112TH PL	896	1957	3	1	$20,000	$22.32
24192240080000	6550 W 112TH ST	896	1955	2	1	$20,000	$22.32
24191170120000	7125 W 114TH ST	896	1957	2	1	$20,001	$22.32
24192190240000	11358 S NASHVILLE AVE	893	1955	3	1	$20,000	$22.40
24192190230000	11354 S NASHVILLE AVE	893	1955	3	1	$20,001	$22.40
24191040200000	11201 S DEPOT ST	888	1952	3	1	$20,000	$22.52
24192170010000	11300 S NORMANDY AVE	841	1953	2	1	$19,001	$22.59
24192220080000	11437 S NATOMA AVE	841	1954	3	1	$19,001	$22.59
24192010240000	6714 W 112TH ST	840	1953	2	1	$19,000	$22.62
24192180070000	11327 S NORMANDY AVE	836	1957	2	1	$19,001	$22.73
24192210090000	11435 S NORMANDY AVE	876	1953	2	1	$20,001	$22.83
24192220130000	11400 S NASHVILLE AVE	875	1955	2	1	$20,000	$22.86
24192160180000	11222 S NASHVILLE AVE	875	1955	2	1	$20,001	$22.86
24173180110000		864	1952	2	1	$20,000	$23.15
24191140120000		864	1952	2	1	$20,001	$23.15
24173160100000		840	1953	2	1	$20,000	$23.81
24192190140000		836	1956	2	1	$20,001	$23.92
24191180020000		833	1951	3	1	$20,001	$24.01
24173070420000		886	1953	2	1	$22,000	$24.83
24173070410000		886	1953	2	1	$22,000	$24.83
24173060170000		883	1953	2	1	$22,000	$24.92
24173140060000		882	1954	3	1	$22,000	$24.94
24173140050000		882	1953	2	1	$22,000	$24.94
24174040450000		876	1955	2	1	$22,000	$25.11
24174040430000		876	1955	2	1	$22,000	$25.11
24174080350000		876	1954	2	1	$22,001	$25.12
24191110250000		875	1955	2	1	$22,001	$25.14
24194050120000		831	1953	2	1	$21,000	$25.27
24173220120000		870	1956	2	1	$22,001	$25.29
24194060040000		864	1953	2	1	$22,000	$25.46
24191130290000		864	1952	2	1	$22,000	$25.46
24173190100000		864	1954	2	1	$22,000	$25.46

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24173060160000		864	1953	2	1	$22,000	$25.46
24173060210000		864	1953	2	1	$22,000	$25.46
24194060080000		864	1954	3	1	$22,000	$25.46
24174170080000		864	1954	3	1	$22,001	$25.46
24192250020000		896	1955	3	1	$23,000	$25.67
24171260190000		850	1956	2	1	$22,000	$25.88
24171260160000		850	1954	2	1	$22,000	$25.88
24174080390000		888	1957	2	1	$23,000	$25.90
24171200210000		888	1955	3	1	$23,000	$25.90
24173140170000		840	1953	3	1	$22,000	$26.19
24173200140000		840	1952	3	1	$22,000	$26.19
24174080210000		840	1951	2	1	$22,000	$26.19
24173200030000		840	1952	2	1	$22,001	$26.19
24171120280000		840	1955	3	1	$22,001	$26.19
24173200050000		840	1952	2	1	$22,001	$26.19
24174040420000		876	1955	2	1	$23,000	$26.26
24174170090000		864	1954	2	1	$23,001	$26.62
24174160180000		864	1953	3	1	$23,001	$26.62
24192250090000		896	1955	2	1	$24,000	$26.79
24191040490000		848	1951	2	1	$23,000	$27.12
24194060030000	**6717 W HOME AVE**	**864**	**1961**	**3**	**1**	**$25,000**	**$28.94**

Median of all 220 comparables: $24.32 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39151, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 220 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.

24192010050000	24192010030000	24192150020000	24192150250000	24192000230000
24192010040000	24192140080000	24192180150000	24192260040000	24192130190000
24192120100000	24192010020000	24192110050000	24192240020000	24192260050000
24192110120000	24192210010000	24193030350000	24191150220000	24192260080000
24192260030000	24192180120000	24192160220000	24192120330000	24191040130000
24191110140000	24192160010000	24192220140000	24192160170000	24192160110000
24191010110000	24192150070000	24173140020000	24192200090000	24192220100000
24192220090000	24171230180000	24192260100000	24192250100000	24192240080000
24191170120000	24192190240000	24192190230000	24191040200000	24191210060000
24191210070000	24192170010000	24192220080000	24173040160000	24192010240000
24191140180000	24192180070000	24192190090000	24192210090000	24192220130000
24192160180000	24173040100000	24191090250000	24193000240000	24192150080000
24191230120000	24194050020000	24171160150000	24173180110000	24191140120000
24171160170000	24173050580000	24192170030000	24192210200000	24192150170000
24171230230000	24171220040000	24171100310000	24173180120000	24173110150000
24173110130000	24192180010000	24174180120000	24173070350000	24173070310000
24173070210000	24173040240000	24173070220000	24173010090000	24174220440000
24171160120000	24173040350000	24173160100000	24192150140000	24173180010000
24191240070000	24192190140000	24173110110000	24173180090000	24193030240000
24173200100000	24191180020000	24191150210000	24171210240000	24194050070000
24171200250000	24171200240000	24191140230000	24192160100000	24192160090000
24173140130000	24191180160000	24191110110000	24171240060000	24171220210000
24171100160000	24191180090000	24171230140000	24174170160000	24174170110000
24174170140000	24173120030000	24171210080000	24171210070000	24171210220000
24192200100000	24171210040000	24171120320000	24174090350000	24171240050000
24171240080000	24174090360000	24191200260000	24174190030000	24173110120000
24173040370000	24174180070000	24191240080000	24173070420000	24173070410000
24173060170000	24173010300000	24173140060000	24173140050000	24173070380000
24173100070000	24171210090000	24171120240000	24173220250000	24174040450000
24174040430000	24174080350000	24191110250000	24171160080000	24173060280000
24173210080000	24173210090000	24194050120000	24173220120000	24173060220000
24194060040000	24191130290000	24173190100000	24173060160000	24173060210000
24194060080000	24174170080000	24174060120000	24171110040000	24171110090000
24173110020000	24191200220000	24192250020000	24171150330000	24174180060000
24171260190000	24171260160000	24174080390000	24171200210000	24174180040000
24171230160000	24173220040000	24173140170000	24173200140000	24174080210000
24173200030000	24171120280000	24173200050000	24174040420000	24192170100000
24171160100000	24174170090000	24174160180000	24194030100000	24171110070000
24191200310000	24192250090000	24171250070000	24171250040000	24171120050000
24171120110000	24171260040000	24171120060000	24171270200000	24171120080000
24171250120000	24191220390000	24192140310000	24173220110000	24174090340000
24191040490000	24191090300000	24171120230000	24171120250000	24173050330000
24173100100000	24194060120000	24171260050000	24173100110000	24191150040000
24191160300000	24173210060000	24191090310000	24173080250000	24192200320000

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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