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	24312090070000
Property address	6728 W GOLFVIEW LN
Township	Worth (39)
Assessor neighborhood	39180
Property class	204 Single-family, large lot
Assessment stage	Certified value for 2026

ASSESSED NOW

$51,292

15.8% of the current assessed value.

COMPARABLES IMPLY

$43,199

Estimated tax effect about $1,717 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,093

SECTION 1

The argument in one paragraph

The Assessor values 67 other properties in assessor neighborhood 39180 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 $18.48 per square foot. This home is assessed at $21.94 per square foot, which is 19% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,338 square feet gives $43,199. 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	2,338 square feet
Land area	13,760 square feet
Year built	1968
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Partial
Central air	Central A/C
Rooms	10
Bedrooms	4
Full bathrooms	2
Half bathrooms	2

Total assessed value	$51,292
Assessed value per square foot	$21.94

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	193
2	Building area within 15% of this home	103
3	Built within 15 years of this home	68
4	Same building type	67
5	Same construction quality grade	67

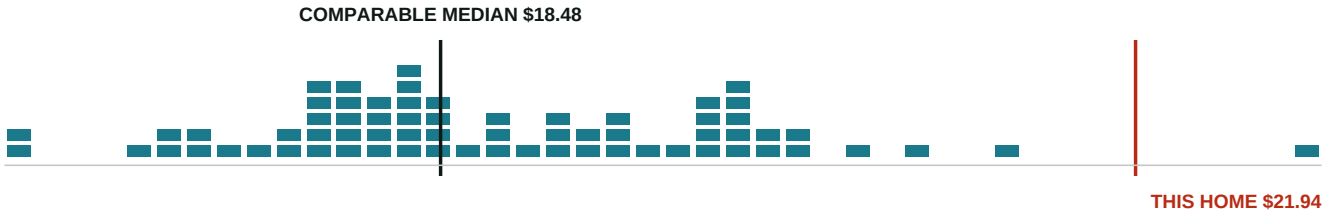
The comparable figure used is the median of all 67 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 67 properties 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	67
Lowest assessed	$16.30 per square foot
25th percentile	$17.95 per square foot
Median	$18.48 per square foot
75th percentile	$19.69 per square foot
Highest assessed	$22.86 per square foot
This home	$21.94 per square foot
Position	assessed above 66 of the 67 comparable properties, the 99th percentile



$16.30 per sq ft — 67 comparable properties by assessed value per square foot, one mark is one property — $22.86 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 67 comparables	$18.48
Building area of this home	2,338 sq ft
Median multiplied by building area	**$43,199**
Current total assessed value	$51,292
Difference, the reduction requested	**$8,093**

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 $8,093 in assessed value is worth roughly $1,717 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

67 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 67 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
24304020180000	6411 W 123RD ST	2,576	1977	3	1	$42,000	$16.30
24304010120000	12356 NATCHEZ AVE	2,637	1955	4	2	$43,000	$16.31
24304170150000	12651 W NAVAJO CT	2,641	1969	4	2	$45,000	$17.04
24304180170000	12642 E NAVAJO CT	2,279	1965	4	1	$39,000	$17.11
24304100180000	12218 FLAMBEAU DR	2,272	1973	4	2	$39,000	$17.17
24312090140000	6701 W PARK LN	2,616	1975	3	2	$45,000	$17.20
24304150040000	6638 W WYANDOT DR	2,404	1962	4	2	$42,000	$17.47
24304010070000	12310 NATCHEZ AVE	2,103	1957	4	1	$37,000	$17.59
24304100030000	12236 FLAMBEAU DR	2,372	1966	4	2	$42,000	$17.71
24312080100000	6709 W HIGHLAND DR	2,475	1968	4	2	$44,000	$17.78
24304140210000	6645 MENOMINEE PKY	2,413	1962	4	1	$43,000	$17.82
24304040750000	6502 W 126TH PL	2,628	1956	3	2	$47,000	$17.88
24304110110000	12241 FLAMBEAU DR	2,404	1963	4	2	$43,000	$17.89
24304140010000	12508 E NAVAJO DR	2,456	1968	3	2	$44,001	$17.92
24312090110000	6700 W GOLFVIEW LN	2,454	1974	4	2	$44,000	$17.93
24302070110000	6700 W 122ND ST	2,452	1978	4	2	$44,000	$17.94
24304150100000	6722 W WYANDOT DR	2,227	1963	4	2	$40,000	$17.96
24304140160000	6723 MENOMINEE PKY	2,448	1970	4	2	$44,000	$17.97
24304150150000	6717 W SHAWASSIE DR	2,498	1958	4	2	$45,000	$18.01
24302070060000	12119 FLAMBEAU DR	2,322	1967	4	2	$42,000	$18.09
24302070100000	12135 FLAMBEAU DR	2,257	1969	4	2	$41,000	$18.17
24304200040000	12525 NASHVILLE AVE	2,474	1977	4	2	$45,000	$18.19
24304180150000	6645 E NAVAJO DR	2,260	1977	4	2	$41,139	$18.20
24304110040000	12246 CHEYENNE DR	2,412	1967	4	2	$44,000	$18.24
24304140060000	6700 W SHAWASSIE DR	2,243	1971	4	2	$41,000	$18.28
24304170160000	12645 W NAVAJO CT W	2,513	1973	4	2	$46,001	$18.31
24304070070000	12361 NATCHEZ AVE	2,185	1955	3	2	$40,001	$18.31
24304200090000	12565 NASHVILLE AVE	2,347	1972	3	2	$43,000	$18.32
24304140230000	6631 MENOMINEE PKY	2,347	1968	4	2	$43,000	$18.32
24304160190000	6647 W WYANDOT DR	2,266	1968	6	3	$41,539	$18.33
24304120040000	12344 CHEYENNE DR	2,278	1964	3	2	$42,000	$18.44
24304090100000	12431 NASHVILLE AVE	2,221	1974	4	2	$41,000	$18.46
24302070080000	12127 FLAMBEAU DR	2,219	1971	3	2	$41,000	$18.48
24304110100000	12245 FLAMBEAU DR	2,250	1967	4	2	$42,000	$18.67
24304160020000	12606 E NAVAJO DR	2,135	1977	4	2	$40,001	$18.74
24312110110000	12930 W GOLFVIEW LN	2,292	1969	4	2	$43,001	$18.76
24312090170000	6727 W PARK LN	2,185	1966	3	1	$41,000	$18.76
24312070280000	6700 W 131ST ST	2,110	1969	4	2	$40,000	$18.96
24293150100000	6215 W 124TH PL	2,258	1971	4	2	$43,001	$19.04
24312090150000	6715 W PARK LN	2,359	1971	4	2	$45,000	$19.08

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24312110080000	12923 WESTGATE DR	2,386	1975	4	2	$46,000	$19.28
24293150130000	6200 CAROL LN	2,070	1971	3	2	$40,001	$19.32
24304150140000	6721 W SHAWASSIE DR	2,121	1969	4	2	$41,000	$19.33
24293170110000	12501 MELVINA AVE	2,050	1973	4	2	$40,000	$19.51
24293140230000	6350 W 124TH PL	2,040	1972	4	2	$40,000	$19.61
24304110020000	12234 CHEYENNE DR	2,427	1964	4	3	$48,000	$19.78
24312110090000	12929 WESTGATE DR	2,042	1976	4	2	$40,397	$19.78
24304140150000	6729 MENOMINEE PKY	2,122	1975	4	2	$42,000	$19.79
24304190010000	12500 NASHVILLE AVE	2,291	1975	4	2	$45,551	$19.88
24293170040000	12419 MELVINA AVE	2,159	1974	4	2	$43,000	$19.92
24312100090000	13042 BRIAR LN	2,106	1969	4	2	$42,000	$19.94
24302060110000	12138 FLAMBEAU DR	2,055	1970	4	2	$41,000	$19.95
24304160150000	6721 W WYANDOT DR	2,051	1963	3	2	$41,000	$19.99
24312070220000	13004 WESTGATE DR	2,101	1970	3	2	$42,000	$19.99
24304200070000	12549 NASHVILLE AVE	2,083	1972	4	2	$42,000	$20.16
24304160160000		2,280	1964	4	4	$46,000	$20.18
24312080160000		2,078	1971	3	2	$42,001	$20.21
24304170180000		2,038	1969	4	2	$42,001	$20.61
24312090080000		2,443	1970	5	4	$52,000	$21.29
24312090070000	**6728 W GOLFVIEW LN**	**2,338**	**1968**	**4**	**2**	**$51,292**	**$21.94**
24312070250000		2,159	1969	3	2	$49,365	$22.86

Median of all 67 comparables: $18.48 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39180, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 67 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.

24304020180000	24304010120000	24304170150000	24304180170000	24304100180000
24312090140000	24304180200000	24304150040000	24304010070000	24304100030000
24312080100000	24304140210000	24304040750000	24304110110000	24304140010000
24312090110000	24302070110000	24304150100000	24304140160000	24304150150000
24302070060000	24302070100000	24304200040000	24304180150000	24304110040000
24304140060000	24304170160000	24304070070000	24304200090000	24304140230000
24304160190000	24304120040000	24304090100000	24302070080000	24304130040000
24304110100000	24304160020000	24312110110000	24312090170000	24312070280000
24293150100000	24312090150000	24293180110000	24304070040000	24312110080000
24293150130000	24304150140000	24304160220000	24293170110000	24293140230000
24304110020000	24312110090000	24304140150000	24304190010000	24293170040000
24312100090000	24302060110000	24304160150000	24312070220000	24304200070000
24304160160000	24312080160000	24304100170000	24304170180000	24312090160000
24312090080000	24312070250000			

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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