LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 04 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	20243200150000
Property address	6910 S BENNETT AVE
Township	Hyde Park (70)
Assessor neighborhood	70150
Property class	206 Single-family, split level
Assessment stage	Certified value for 2026

ASSESSED NOW

$56,834

13.1% of the current assessed value.

COMPARABLES IMPLY

$49,373

Estimated tax effect about $1,582 a year at a 7% composite rate.

REDUCTION REQUESTED

$7,461

SECTION 1

The argument in one paragraph

The Assessor values 71 other properties in assessor neighborhood 70150 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 $19.27 per square foot. This home is assessed at $22.18 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,562 square feet gives $49,373. 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	2,562 square feet
Land area	10,050 square feet
Year built	1909
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$56,834
Assessed value per square foot	$22.18

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	203
2	Building area within 15% of this home	101
3	Built within 15 years of this home	73
4	Same building type	73
5	Same construction quality grade	71

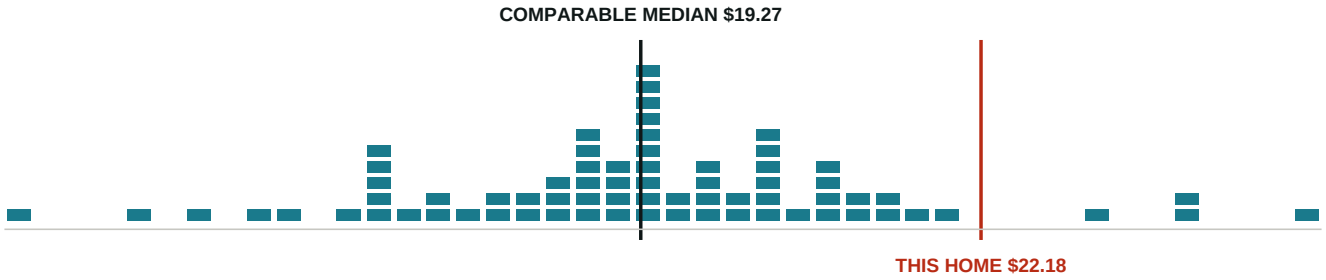
The comparable figure used is the median of all 71 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 71 properties 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	71
Lowest assessed	$13.82 per square foot
25th percentile	$18.36 per square foot
Median	$19.27 per square foot
75th percentile	$20.32 per square foot
Highest assessed	$25.10 per square foot
This home	$22.18 per square foot
Position	assessed above 67 of the 71 comparable properties, the 94th percentile



$13.82 per sq ft — 71 comparable properties by assessed value per square foot, one mark is one property — $25.10 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 71 comparables	$19.27
Building area of this home	2,562 sq ft
Median multiplied by building area	**$49,373**
Current total assessed value	$56,834
Difference, the reduction requested	**$7,461**

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 $7,461 in assessed value is worth roughly $1,582 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

71 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 71 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
20243110160000	6810 S CREGIER AVE	2,821	1918	5	2	$39,000	$13.82
20243110250000	6858 S CREGIER AVE	2,506	1919	4	1	$39,000	$15.56
20243030150000	6726 S CREGIER AVE HSE	2,394	1915	4	2	$39,000	$16.29
20243120040000	6817 S CREGIER AVE	2,818	1922	5	3	$46,968	$16.67
20243140170000	6840 S EUCLID AVE	2,776	1908	4	2	$47,214	$17.01
20243120020000	6807 S CREGIER AVE	2,546	1920	4	1	$43,329	$17.02
20243030190000	6746 S CREGIER AVE	2,624	1916	4	2	$45,000	$17.15
20243290060000	7027 S EUCLID AVE	2,676	1903	4	2	$46,000	$17.19
20243220010000	6901 S EUCLID AVE	2,284	1921	4	2	$40,186	$17.59
20243290030000	7011 S EUCLID AVE	2,640	1903	4	2	$47,000	$17.80
20243190210000	6950 S CONSTANCE AVE	2,726	1914	4	2	$49,000	$17.98
20243280010000	7001 S BENNETT AVE	2,754	1924	4	2	$50,570	$18.36
20243210210000	6940 S EUCLID AVE	2,712	1907	4	2	$49,812	$18.37
20243220040000	6919 S EUCLID AVE	2,566	1910	4	3	$47,320	$18.44
20243120220000	6848 S CONSTANCE AVE	2,637	1913	6	2	$48,980	$18.57
20243210170000	6922 S EUCLID AVE	2,793	1914	4	2	$52,000	$18.62
20243130160000	6836 S BENNETT AVE	2,620	1908	4	1	$49,000	$18.70
20243150060000	6825 S EUCLID AVE	2,726	1913	4	2	$51,000	$18.71
20243200070000	6931 S CONSTANCE AVE	2,722	1918	4	2	$51,000	$18.74
20243200060000	6927 S CONSTANCE AVE	2,764	1915	5	2	$52,000	$18.81
20243120190000	6834 S CONSTANCE AVE	2,758	1916	5	3	$52,000	$18.85
20243200170000	6926 S BENNETT AVE	2,439	1908	4	2	$46,000	$18.86
20243150100000	6845 S EUCLID AVE	2,574	1916	4	2	$49,000	$19.04
20243070070000	6747 S EUCLID AVE	2,720	1904	4	2	$52,000	$19.12
20243220050000	6923 S EUCLID AVE	2,654	1921	4	2	$51,000	$19.22
20243210060000	6927 S BENNETT AVE	2,528	1914	4	3	$48,616	$19.23
20243220020000	6907 S EUCLID AVE	2,338	1907	4	2	$45,000	$19.25
20243140110000	6810 S EUCLID AVE	2,854	1905	5	3	$55,000	$19.27
20243210080000	6937 S BENNETT AVE	2,594	1910	4	2	$50,000	$19.28
20243190130000	6906 S CONSTANCE AVE	2,846	1920	5	3	$55,000	$19.33
20243190160000	6926 S CONSTANCE AVE	2,742	1912	4	3	$53,000	$19.33
20243260080000	7035 S CREGIER AVE	2,272	1922	3	1	$44,000	$19.37
20243280070000	7031 S BENNETT AVE	2,412	1914	5	3	$46,812	$19.41
20243140140000	6826 S EUCLID AVE	2,848	1908	5	3	$56,000	$19.66
20243190170000	6930 S CONSTANCE AVE	2,538	1914	4	2	$50,000	$19.70
20243280150000	7016 S EUCLID AVE	2,560	1906	4	2	$50,957	$19.91
20243150040000	6817 S EUCLID AVE	2,560	1905	5	2	$51,000	$19.92
20243070040000	6731 S EUCLID AVE	2,560	1916	4	2	$51,000	$19.92
20243060030000	6717 S BENNETT AVE	2,706	1912	4	2	$54,000	$19.96
20243060080000	6741 S BENNETT AVE	2,698	1922	4	3	$54,000	$20.01

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20243270080000	7037 S CONSTANCE AVE	2,386	1921	4	2	$48,000	$20.12
20243190190000	6940 S CONSTANCE AVE	2,322	1915	5	2	$47,000	$20.24
20243200110000	6953 S CONSTANCE AVE	2,708	1918	4	3	$55,000	$20.31
20243060180000	6740 S EUCLID AVE	2,560	1903	5	2	$52,000	$20.31
20243120170000	6822 S CONSTANCE AVE	2,460	1912	4	2	$50,000	$20.33
20243040150000	6736 S CONSTANCE AVE	2,508	1913	4	2	$51,000	$20.33
20243220070000	6931 S EUCLID AVE	2,640	1912	6	3	$54,000	$20.45
20243220090000	6941 S EUCLID AVE	2,420	1914	4	2	$50,000	$20.66
20243060060000	6731 S BENNETT AVE	2,498	1910	4	2	$52,000	$20.82
20243130110000	6810 S BENNETT AVE	2,440	1910	5	2	$51,000	$20.90
20243260170000	7022 S CONSTANCE AVE	2,480	1913	4	2	$52,000	$20.97
20243050050000		2,746	1912	4	3	$57,605	$20.98
20243050130000		2,794	1913	4	2	$59,000	$21.12
20243210180000		2,496	1906	6	2	$53,000	$21.23
20243200010000		2,388	1918	4	2	$51,000	$21.36
20243070030000		2,560	1917	5	3	$55,000	$21.48
20243120140000		2,740	1913	4	2	$59,144	$21.59
20243210230000		2,278	1910	4	2	$50,000	$21.95
20243200150000	**6910 S BENNETT AVE**	**2,562**	**1909**	**4**	**2**	**$56,834**	**$22.18**
20243130010000		2,510	1920	5	3	$60,000	$23.90
20243150030000		2,550	1916	4	3	$64,000	$25.10

Median of all 71 comparables: $19.27 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70150, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 71 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.

20243110160000	20243110190000	20243110250000	20243050160000	20243030150000
20243120040000	20243270180000	20243140170000	20243040070000	20243120020000
20243030190000	20243290060000	20243270160000	20243220010000	20243290030000
20243190210000	20243150090000	20243280010000	20243210210000	20243220040000
20243120220000	20243210170000	20243130160000	20243150060000	20243200070000
20243200060000	20243120190000	20243200170000	20243040110000	20243150100000
20243140020000	20243070070000	20243220050000	20243210060000	20243220020000
20243140110000	20243210080000	20243190130000	20243190160000	20243140100000
20243260080000	20243280070000	20243140140000	20243190170000	20243280150000
20243150040000	20243070040000	20243060030000	20243060080000	20243270080000
20243190190000	20243200110000	20243060180000	20243120170000	20243040150000
20243220070000	20243220090000	20243060060000	20243130110000	20243260170000
20243050050000	20243050130000	20243210180000	20243200010000	20243070030000
20243120140000	20243210230000	20243060150000	20243210030000	20243130010000
20243150030000				

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	04 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.