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 | 19294080550000 |
| Property address | 7702 CENTRAL AVE |
| Township | Stickney (36) |
| Assessor neighborhood | 36050 |
| Property class | 234 Single-family, split level with basement |
| Assessment stage | Certified value for 2026 |

**ASSESSED NOW**

**$33,000**

17.1% of the current assessed value.

**COMPARABLES IMPLY**

**$27,349**

**REDUCTION REQUESTED**

**$5,651**

Estimated tax effect about $1,199 a year at a 7% composite rate.

SECTION 1

## The argument in one paragraph

The Assessor values 221 other properties in assessor neighborhood 36050 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 $27.13 per square foot. This home is assessed at $32.74 per square foot, which is 21% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,008 square feet gives $27,349. 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 | 1,008 square feet |
| Land area | 3,180 square feet |
| Year built | 1964 |
| Building type | Split Level |
| Construction quality | Average |
| Repair condition | Average |
| Exterior wall | Frame + Masonry |
| Basement | Partial |
| Central air | No Central A/C |
| Rooms | 5 |
| Bedrooms | 3 |
| Full bathrooms | 1 |
| Half bathrooms | None recorded |

| | |
|---|---|
| Total assessed value | $33,000 |
| Assessed value per square foot | $32.74 |

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 | 675 |
| 2 | Building area within 15% of this home | 251 |
| 3 | Built within 15 years of this home | 222 |
| 4 | Same building type | 222 |
| 5 | Same construction quality grade | 221 |

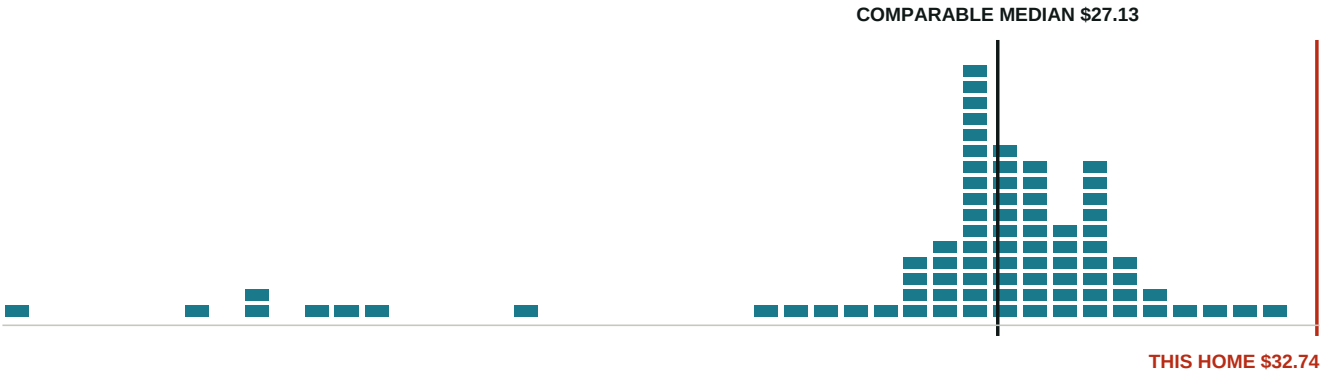
The comparable figure used is the median of all 221 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 221 properties 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 | 221 |
| Lowest assessed | $9.79 per square foot |
| 25th percentile | $26.52 per square foot |
| Median | $27.13 per square foot |
| 75th percentile | $28.41 per square foot |
| Highest assessed | $31.85 per square foot |
| This home | $32.74 per square foot |
| Position | assessed above 221 of the 221 comparable properties, the 100th percentile |




### The arithmetic, in full

| STEP | VALUE |
|---|---|
| Median assessed value per square foot, 221 comparables | $27.13 |
| Building area of this home | 1,008 sq ft |
| **Median multiplied by building area** | **$27,349** |
| Current total assessed value | $33,000 |
| **Difference, the reduction requested** | **$5,651** |

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 $5,651 in assessed value is worth roughly $1,199 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

221 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 221 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 |
|---|---|---|---|---|---|---|---|
| 19333050280000 | 8630 S LARAMIE AVE | 1,008 | 1966 | 3 | 1 | $14,509 | $14.39 |
| 19333050290000 | 8630 S LARAMIE AVE | 1,008 | 1966 | 3 | 1 | $14,509 | $14.39 |
| 19284110120000 | 7745 LAWLER AVE | 1,008 | 1957 | 3 | 1 | $25,000 | $24.80 |
| 19283290260000 | 5408 STATE RD | 1,008 | 1963 | 3 | 1 | $26,000 | $25.79 |
| 19294080570000 | 7706 CENTRAL AVE | 1,008 | 1963 | 3 | 1 | $26,000 | $25.79 |
| 19304080040000 | 7811 NEENAH AVE | 1,008 | 1963 | 3 | 1 | $26,000 | $25.79 |
| 19304030270000 | 7712 NEENAH AVE | 1,008 | 1962 | 3 | 1 | $26,000 | $25.79 |
| 19283050140000 | 7543 LOREL AVE | 1,032 | 1968 | 3 | 1 | $27,000 | $26.16 |
| 19293060260000 | 7710 MCVICKER AVE | 1,032 | 1959 | 3 | 1 | $27,000 | $26.16 |
| 19283050130000 | 7545 LOREL AVE | 1,032 | 1968 | 3 | 1 | $27,000 | $26.16 |
| 19304070110000 | 7833 NASHVILLE AVE | 1,026 | 1963 | 3 | 1 | $27,000 | $26.32 |
| 19304030180000 | | 1,013 | 1964 | 3 | 1 | $27,000 | $26.65 |
| 19293010010000 | | 1,008 | 1962 | 3 | 1 | $27,000 | $26.79 |
| 19294080580000 | | 1,008 | 1963 | 3 | 1 | $27,000 | $26.79 |
| 19304040150000 | | 1,008 | 1964 | 3 | 1 | $27,000 | $26.79 |
| 19283020350000 | | 1,008 | 1965 | 3 | 1 | $27,000 | $26.79 |
| 19284190200000 | | 1,008 | 1957 | 3 | 1 | $27,000 | $26.79 |
| 19284100010000 | | 1,008 | 1958 | 3 | 1 | $27,000 | $26.79 |
| 19293090210000 | | 1,008 | 1963 | 3 | 1 | $27,000 | $26.79 |
| 19293120250000 | | 1,008 | 1958 | 3 | 1 | $27,000 | $26.79 |
| 19303070040000 | | 1,008 | 1963 | 3 | 1 | $27,000 | $26.79 |
| 19283020340000 | | 1,008 | 1967 | 3 | 1 | $27,000 | $26.79 |
| 19304040300000 | | 1,008 | 1961 | 3 | 1 | $27,000 | $26.79 |
| 19294030260000 | | 1,008 | 1967 | 2 | 1 | $27,000 | $26.79 |
| 19293120240000 | | 1,008 | 1958 | 3 | 1 | $27,000 | $26.79 |
| 19294040070000 | | 1,008 | 1963 | 3 | 1 | $27,000 | $26.79 |
| 19304080080000 | | 1,008 | 1963 | 3 | 1 | $27,000 | $26.79 |
| 19294080560000 | | 1,008 | 1963 | 3 | 1 | $27,000 | $26.79 |
| 19304040220000 | | 1,031 | 1965 | 3 | 1 | $28,000 | $27.16 |
| 19304050020000 | | 1,031 | 1965 | 3 | 1 | $28,000 | $27.16 |
| 19294080540000 | | 1,008 | 1963 | 3 | 1 | $28,000 | $27.78 |
| 19293040070000 | | 1,008 | 1963 | 3 | 1 | $28,000 | $27.78 |
| 19294070070000 | | 1,008 | 1962 | 3 | 1 | $28,000 | $27.78 |
| 19333030520000 | | 1,008 | 1964 | 3 | 1 | $28,000 | $27.78 |
| 19294070020000 | | 1,008 | 1962 | 3 | 1 | $28,000 | $27.78 |
| 19293000360000 | | 1,008 | 1962 | 3 | 1 | $28,000 | $27.78 |
| 19283270190000 | | 1,008 | 1963 | 2 | 1 | $28,000 | $27.78 |
| 19284100320000 | | 1,008 | 1968 | 3 | 1 | $28,000 | $27.78 |
| 19283270180000 | | 1,008 | 1963 | 3 | 1 | $28,000 | $27.78 |
| 19294070080000 | | 1,008 | 1962 | 3 | 1 | $28,000 | $27.78 |

| INDEX NUMBER | PROPERTY ADDRESS | SQ FT | BUILT | BD | BA | ASSESSED | PER SQ FT |
|---|---|---|---|---|---|---|---|
| 19293090220000 | | 1,008 | 1964 | 3 | 1 | $28,000 | $27.78 |
| 19294020110000 | | 1,008 | 1964 | 2 | 1 | $28,000 | $27.78 |
| 19304040080000 | | 1,008 | 1965 | 3 | 1 | $28,000 | $27.78 |
| 19293000390000 | | 1,008 | 1962 | 3 | 1 | $28,000 | $27.78 |
| 19293000370000 | | 1,008 | 1963 | 3 | 1 | $28,000 | $27.78 |
| 19294060320000 | | 1,008 | 1964 | 3 | 1 | $28,000 | $27.78 |
| 19294100120000 | | 1,008 | 1958 | 3 | 1 | $28,000 | $27.78 |
| 19333030470000 | | 1,008 | 1964 | 3 | 1 | $28,000 | $27.78 |
| 19333030480000 | | 1,008 | 1962 | 3 | 1 | $28,000 | $27.78 |
| 19294070060000 | | 1,008 | 1962 | 3 | 1 | $28,000 | $27.78 |
| 19293000380000 | | 1,008 | 1962 | 3 | 1 | $28,000 | $27.78 |
| 19294070040000 | | 1,008 | 1963 | 3 | 1 | $28,000 | $27.78 |
| 19293080270000 | | 1,003 | 1962 | 3 | 1 | $28,000 | $27.92 |
| 19294030350000 | | 1,008 | 1965 | 3 | 1 | $28,184 | $27.96 |
| 19283190190000 | | 1,000 | 1964 | 3 | 1 | $28,000 | $28.00 |
| 19331130040000 | | 990 | 1961 | 3 | 1 | $28,000 | $28.28 |
| 19331130160000 | | 990 | 1960 | 3 | 1 | $28,000 | $28.28 |
| 19333030510000 | | 1,008 | 1966 | 3 | 1 | $28,879 | $28.65 |
| 19333030460000 | | 1,008 | 1963 | 3 | 1 | $30,000 | $29.76 |
| 19333030490000 | | 1,008 | 1963 | 3 | 1 | $30,000 | $29.76 |
| **19294080550000** | **7702 CENTRAL AVE** | **1,008** | **1964** | **3** | **1** | **$33,000** | **$32.74** |

Median of all 221 comparables: $27.13 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 36050, and is within 15% of its building area and 15 years of its year built.

SECTION 6

## Every comparable property used

All 221 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.

19294080440000 19283080010000 19294020070000 19293060190000 19333050280000
19333050290000 19293060200000 19283220170000 19283220160000 19304050060000
19304050070000 19283080020000 19294020080000 19294080430000 19334020100000
19331060100000 19284160430000 19293150350000 19332060110000 19284110120000
19334020090000 19293060360000 19331000120000 19283220410000 19294140120000
19294040210000 19283090080000 19283090050000 19283090060000 19283090120000
19283290260000 19294080570000 19304080040000 19304030270000 19283220420000
19283050140000 19293060260000 19283050130000 19293050030000 19293020360000
19293020340000 19293060240000 19293060210000 19332060070000 19304070110000
19283190170000 19283190180000 19283180170000 19283270170000 19303070480000
19294070050000 19283020310000 19283180190000 19304040130000 19283020320000
19284100310000 19283100320000 19284180280000 19284210090000 19283270200000
19283270220000 19284110210000 19283020360000 19283270210000 19284070210000
19284210010000 19283020370000 19283180180000 19294080200000 19283100310000
19283090150000 19283090040000 19283090070000 19283090090000 19283090130000
19304030180000 19294010310000 19294010320000 19293010010000 19294080580000
19304040150000 19283020350000 19284190200000 19284100010000 19293090210000
19293120250000 19303070040000 19283020340000 19304040300000 19294030260000
19293120240000 19294040070000 19304080080000 19294080560000 19304170160000
19294080470000 19304030050000 19294080510000 19332040060000 19283000090000
19283040110000 19293060230000 19283000080000 19283040050000 19293060280000
19283010110000 19283000130000 19283000140000 19293060270000 19283050060000
19293020390000 19293040170000 19283000050000 19283000150000 19283010090000
19283050120000 19283000120000 19293060250000 19283050020000 19283010100000
19293060220000 19304040220000 19304050020000 19283270140000 19331100220000
19284170380000 19283050200000 19304130230000 19293060380000 19294080540000
19293040070000 19294070070000 19333030520000 19294070020000 19293000360000
19283270190000 19284100320000 19334000390000 19283270180000 19294070080000
19293090220000 19294020110000 19304040080000 19293000390000 19293000370000
19294060320000 19294100120000 19333030470000 19333030480000 19294070060000
19293000380000 19294070040000 19331070100000 19293080270000 19294030350000
19283190190000 19293110010000 19293040360000 19293040080000 19304040100000
19334040680000 19304100470000 19331130040000 19331130160000 19294080190000
19284050120000 19283180200000 19283000240000 19283000180000 19283010200000
19283000230000 19283090140000 19283090110000 19283160040000 19283160030000
19333030510000 19294090120000 19283180230000 19333200110000 19304120160000
19304120140000 19304130120000 19334010480000 19304130200000 19332020330000
19333210150000 19332020150000 19331120110000 19283000100000 19283050180000
19283050190000 19283010160000 19283010040000 19283040180000 19283050090000
19283040080000 19283040140000 19283050050000 19283010050000 19283040060000
19283010170000 19284070060000 19304040110000 19294070090000 19304040140000
19304030070000 19304040290000 19304040090000 19304030060000 19331130310000
19304140200000 19304060510000 19283160500000 19283160520000 19333030460000
19333030490000 19332020340000 19283040210000 19283160530000 19294080460000
19333090200000

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.

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