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	19294160290000
Property address	7830 CENTRAL AVE
Township	Stickney (36)
Assessor neighborhood	36050
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$22,000	**$18,354**	**$3,646**

16.6% of the current assessed value.
Estimated tax effect about $773 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 38 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 $24.87 per square foot. This home is assessed at $29.81 per square foot, which is 20% above that median. Applying the median the Assessor already uses for those neighbors to this home's 738 square feet gives $18,354. 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	738 square feet
Land area	2,650 square feet
Year built	1970
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$22,000
Assessed value per square foot	$29.81

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	570
2	Building area within 15% of this home	144
3	Built within 15 years of this home	41
4	Same building type	38
5	Same construction quality grade	38

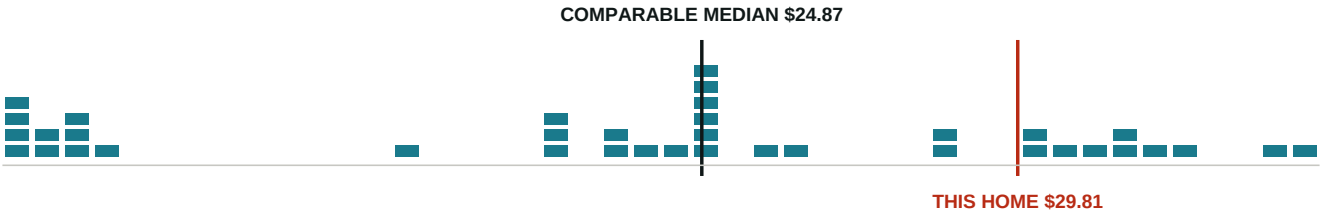
The comparable figure used is the median of all 38 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 38 properties 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	$13.93 per square foot
25th percentile	$16.81 per square foot
Median	$24.87 per square foot
75th percentile	$29.55 per square foot
Highest assessed	$34.53 per square foot
This home	$29.81 per square foot
Position	assessed above 28 of the 38 comparable properties, the 74th percentile



$13.93 per sq ft — 38 comparable properties by assessed value per square foot, one mark is one property — $34.53 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 38 comparables	$24.87
Building area of this home	738 sq ft
Median multiplied by building area	**$18,354**
Current total assessed value	$22,000
Difference, the reduction requested	**$3,646**

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 $3,646 in assessed value is worth roughly $773 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
19283320110000	5311 STATE RD	820	1955	2	1	$11,425	$13.93
19283320100000	5311 STATE RD	820	1955	2	1	$11,425	$13.93
19283160380000	7736 LUNA AVE	836	1955	2	1	$11,845	$14.17
19283160370000	7736 LUNA AVE	836	1955	2	1	$11,845	$14.17
19283160400000	7740 LUNA AVE	818	1955	3	1	$11,845	$14.48
19283160390000	7740 LUNA AVE	818	1955	3	1	$11,845	$14.48
19303050030000	7808 NEWLAND AVE	720	1956	2	1	$10,860	$15.08
19303050040000	7808 NEWLAND AVE	720	1956	2	1	$10,860	$15.08
19283190020000	7701 LOTUS AVE	840	1957	2	1	$12,750	$15.18
19283190010000	7701 LOTUS AVE	840	1957	2	1	$13,131	$15.63
19294010030000	7707 AUSTIN AVE	836	1960	3	1	$17,000	$20.33
19293000010000	7701 NARRAGANSETT AVE	760	1960	3	1	$17,000	$22.37
19303040330000	7734 OAK PARK AVE	760	1960	3	1	$17,000	$22.37
19304060130000	7729 NAGLE AVE	792	1957	2	1	$18,000	$22.73
19283220340000	7726 S LOCKWOOD AVE	847	1977	3	1	$20,000	$23.61
19283160610000	7700 LUNA AVE	844	1967	2	1	$20,000	$23.70
19332060080000	8137 LAMON AVE	828	1955	2	1	$20,000	$24.15
19303040320000	7732 OAK PARK AVE	770	1960	2	1	$19,000	$24.68
19304140140000	7702 NASHVILLE AVE	768	1961	3	1	$19,000	$24.74
19293070400000	7738 AUSTIN AVE	760	1960	3	1	$19,000	$25.00
19293070390000	7736 AUSTIN AVE	760	1960	3	1	$19,000	$25.00
19331000190000	7940 LUNA AVE	838	1956	2	1	$21,000	$25.06
19334020740000	8404 LAMON AVE	836	1957	3	1	$21,000	$25.12
19334020750000	8408 LAMON AVE	836	1958	2	1	$21,000	$25.12
19283310330000	5331 STATE RD HSE	768	1956	2	1	$20,000	$26.04
19334020790000	8330 LAMON AVE HSE	800	1960	1	1	$21,000	$26.25
19334050390000	8605 LECLAIRE AVE	735	1956	2	1	$21,000	$28.57
19333240070000	5459 84TH PL	768	1960	2	1	$22,000	$28.65
19294160290000	**7830 CENTRAL AVE**	**738**	**1970**	**3**	**1**	**$22,000**	**$29.81**
19333240170000	5540 85TH ST	804	1956	3	1	$24,000	$29.85
19333150080000	5402 84TH PL	804	1955	3	1	$24,000	$29.85
19332030200000	8056 LAMON AVE	816	1956	2	1	$25,000	$30.64
19284070360000	7648 LAVERGNE AVE	840	1962	3	1	$26,000	$30.95
19293150280000	7848 AUSTIN AVE	798	1963	3	1	$25,000	$31.33
19334010340000	5026 85TH ST	797	1955	2	1	$25,000	$31.37
19304130180000	7744 NATOMA AVE	655	1958	1	1	$21,000	$32.06
19283330030000	7805 LOCKWOOD AVE	768	1961	3	1	$25,000	$32.55
19334020800000	8322 LA PORTE AVE	768	1962	2	1	$26,000	$33.85
19334020610000	4906 85TH ST	724	1956	3	1	$25,000	$34.53

Median of all 38 comparables: $24.87 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 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.

19283320110000	19283320100000	19283160380000	19283160370000	19283160400000
19283160390000	19303050030000	19303050040000	19283190020000	19283190010000
19294010030000	19293000010000	19303040330000	19304060130000	19283220340000
19283160610000	19332060080000	19303040320000	19304140140000	19293070400000
19293070390000	19331000190000	19334020740000	19334020750000	19283310330000
19334020790000	19334050390000	19333240070000	19333240170000	19333150080000
19332030200000	19284070360000	19293150280000	19334010340000	19304130180000
19283330030000	19334020800000	19334020610000		

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.