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	19312030470000
Property address	8042 NEENAH AVE HSE
Township	Stickney (36)
Assessor neighborhood	36041
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$32,001

20.0% of the current assessed value.

COMPARABLES IMPLY

$25,607

Estimated tax effect about $1,356 a year at a 7% composite rate.

REDUCTION REQUESTED

$6,394

SECTION 1

The argument in one paragraph

The Assessor values 800 other properties in assessor neighborhood 36041 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 $23.82 per square foot. This home is assessed at $29.77 per square foot, which is 25% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,075 square feet gives $25,607. 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	1,075 square feet
Land area	10,374 square feet
Year built	1959
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$32,001
Assessed value per square foot	$29.77

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	1,940
2	Building area within 15% of this home	916
3	Built within 15 years of this home	878
4	Same building type	803
5	Same construction quality grade	800

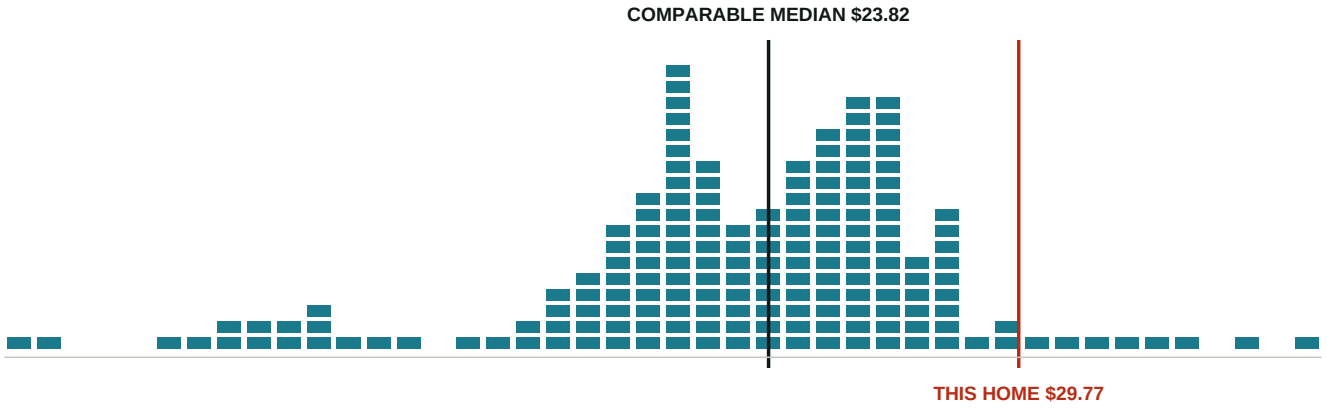
The comparable figure used is the median of all 800 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 800 properties 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	800
Lowest assessed	$5.65 per square foot
25th percentile	$21.32 per square foot
Median	$23.82 per square foot
75th percentile	$26.04 per square foot
Highest assessed	$36.97 per square foot
This home	$29.77 per square foot
Position	assessed above 784 of the 800 comparable properties, the 98th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 800 comparables	$23.82
Building area of this home	1,075 sq ft
Median multiplied by building area	**$25,607**
Current total assessed value	$32,001
Difference, the reduction requested	**$6,394**

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 $6,394 in assessed value is worth roughly $1,356 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

800 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 800 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
19322220290000	5839 81ST PL	1,075	1960	3	1	$13,278	$12.35
19322220280000	5839 81ST PL	1,075	1960	3	1	$13,278	$12.35
19311020130000	7929 SAYRE AVE	1,075	1954	2	1	$13,884	$12.92
19311020140000	7929 SAYRE AVE	1,075	1954	2	1	$13,884	$12.92
19311130100000	8241 S SAYRE AVE	1,079	1953	3	1	$14,884	$13.79
19311130110000	8241 S SAYRE AVE	1,079	1953	3	1	$14,884	$13.79
19322220260000		1,075	1960	3	1	$20,000	$18.60
19324080140000		1,075	1960	3	1	$20,000	$18.60
19312050180000		1,070	1959	2	1	$20,001	$18.69
19314020340000		1,080	1955	3	1	$22,000	$20.37
19312050140000		1,080	1964	3	1	$22,001	$20.37
19324060160000		1,080	1955	3	1	$22,001	$20.37
19324110210000		1,075	1959	3	1	$22,000	$20.47
19322080160000		1,075	1957	3	1	$22,001	$20.47
19322220310000		1,073	1959	3	1	$22,000	$20.50
19323000190000		1,072	1956	3	1	$22,001	$20.52
19311030100000		1,070	1958	2	1	$22,001	$20.56
19312050170000		1,070	1959	3	1	$22,001	$20.56
19324130140000		1,070	1960	3	1	$22,001	$20.56
19311030090000		1,070	1958	3	1	$22,001	$20.56
19312100240000		1,068	1954	2	1	$22,001	$20.60
19322210110000		1,080	1960	3	1	$23,000	$21.30
19322200030000		1,080	1958	2	1	$23,001	$21.30
19322030260000		1,079	1964	3	1	$23,000	$21.32
19311050070000		1,075	1955	3	1	$23,000	$21.40
19311150200000		1,075	1959	3	1	$23,000	$21.40
19324110230000		1,080	1959	3	1	$24,001	$22.22
19314100090000		1,072	1964	3	1	$24,000	$22.39
19321190090000		1,071	1957	3	1	$25,000	$23.34
19324010120000		1,070	1958	3	1	$25,000	$23.36
19312030310000		1,070	1958	3	1	$25,001	$23.37
19312050090000		1,070	1960	3	1	$25,001	$23.37
19311130210000		1,080	1964	3	1	$26,001	$24.07
19321300080000		1,080	1954	2	1	$26,001	$24.07
19311160120000		1,075	1959	3	1	$26,000	$24.19
19322210250000		1,075	1959	3	1	$26,000	$24.19
19324110220000		1,075	1959	3	1	$26,001	$24.19
19312030390000		1,075	1959	3	1	$26,001	$24.19
19324120150000		1,072	1966	3	1	$26,000	$24.25
19324120170000		1,072	1966	3	1	$26,000	$24.25

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19312050080000		1,072	1959	3	1	$26,001	$24.25
19312050060000		1,070	1959	3	1	$26,001	$24.30
19312050040000		1,070	1959	3	1	$26,001	$24.30
19324120190000		1,072	1967	3	2	$26,505	$24.72
19322040210000		1,078	1963	3	1	$27,001	$25.05
19312050050000		1,070	1959	3	1	$27,001	$25.23
19313060160000		1,080	1958	3	1	$28,000	$25.93
19322190070000		1,080	1963	3	1	$28,001	$25.93
19322010150000		1,080	1960	3	1	$28,001	$25.93
19313240050000		1,076	1958	3	1	$28,000	$26.02
19322200010000		1,075	1962	3	1	$28,000	$26.05
19312030370000		1,075	1959	3	1	$28,001	$26.05
19312030380000		1,075	1959	3	1	$28,001	$26.05
19312030480000		1,075	1959	2	1	$28,001	$26.05
19312030400000		1,075	1958	3	1	$28,001	$26.05
19321140110000		1,073	1962	3	1	$28,001	$26.10
19322200050000		1,080	1964	3	1	$30,001	$27.78
19322320270000		1,075	1963	2	1	$30,000	$27.91
19312030330000		1,075	1959	3	1	$30,001	$27.91
19312030470000	**8042 NEENAH AVE HSE**	**1,075**	**1959**	**3**	**2**	**$32,001**	**$29.77**
19312050070000		1,072	1959	3	1	$35,001	$32.65

Median of all 800 comparables: $23.82 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 36041, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 800 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.

19311020120000	19323030010000	19311030010000	19323030030000	19323030020000
19311080250000	19311080260000	19322290150000	19322290140000	19311080130000
19311080140000	19312121130000	19312020150000	19312020160000	19311130260000
19311130250000	19311080200000	19324130210000	19324130200000	19311080190000
19312020260000	19312020250000	19312020190000	19312020180000	19322220290000
19322220280000	19322280020000	19321120100000	19321120090000	19311130290000
19311130300000	19311080320000	19311080310000	19311020130000	19311020140000
19314130350000	19314130340000	19311130320000	19321020170000	19321020180000
19324150140000	19324150150000	19311130270000	19311130280000	19311030130000
19311130310000	19311130100000	19311130110000	19311030140000	19322000270000
19321070110000	19321070120000	19322000280000	19322280010000	19311030020000
19312121140000	19324090440000	19321230130000	19321220110000	19323160080000
19322290100000	19322320160000	19322000240000	19311130220000	19322220260000
19324080140000	19312050180000	19322310210000	19324100080000	19322220190000
19321250140000	19323130320000	19312040150000	19322220270000	19321220100000
19322300280000	19311150220000	19321280100000	19322310540000	19321270120000
19322310150000	19323160160000	19312100180000	19323000080000	19323210160000
19311130120000	19323140110000	19324190270000	19322310550000	19323140170000
19321190120000	19311000170000	19314071130000	19322080070000	19321130070000
19322310230000	19322110080000	19322120130000	19324090210000	19324100210000
19322270070000	19312020280000	19312050030000	19324100070000	19321230080000
19312090130000	19323130230000	19324110010000	19322180130000	19322020170000
19322290120000	19322040140000	19314100130000	19324150050000	19323140150000
19314100170000	19312120860000	19321270070000	19312120850000	19312030250000
19322310350000	19313060110000	19311150190000	19312140080000	19323130140000
19314020340000	19312050140000	19324060160000	19324040080000	19312010220000
19324110210000	19322080160000	19322220310000	19314020910000	19323000190000
19321150070000	19322060150000	19311030100000	19312050170000	19324130140000
19311030090000	19321230040000	19323120200000	19311020110000	19312100240000
19324160080000	19323000230000	19322190040000	19314010600000	19322080120000
19321230150000	19314020550000	19314000320000	19313070190000	19324200370000
19324150080000	19324150190000	19312040160000	19314150050000	19324150090000
19321120540000	19321260040000	19323140350000	19312121040000	19313220080000
19314021080000	19324030120000	19322190220000	19313240100000	19313240080000
19314100240000	19314060260000	19322310130000	19311170100000	19324210020000
19311160180000	19322120140000	19313160140000	19311090050000	19314060980000
19313180080000	19321300340000	19311160230000	19321190070000	19313130160000
19312110500000	19322290080000	19322290070000	19323200060000	19322210110000
19311190220000	19322200030000	19322030260000	19323190070000	19323000050000
19323190380000	19311130090000	19323210170000	19311130080000	19323000180000
19323210080000	19321270010000	19323000200000	19324130180000	19323210200000
19322290090000	19324090450000	19322300090000	19322210060000	19311050070000
19311150200000	19321280120000	19311160140000	19313010350000	19324130040000
19324130190000	19311180100000	19311190080000	19312020230000	19312110490000
19312120600000	19324150040000	19313110140000	19312140120000	19314040320000

19322270010000	19312121310000	19323000330000	19313070270000	19322190030000
19313090090000	19323180140000	19312050160000	19323170060000	19322290010000
19322290020000	19322290270000	19314050170000	19314020440000	19321300130000
19314000360000	19314000300000	19323010270000	19312080250000	19324150200000
19312100250000	19324040180000	19324140040000	19324140060000	19324140160000
19324070090000	19324140170000	19324140020000	19324110300000	19324130130000
19321250150000	19323000160000	19324070180000	19314070750000	19322300340000
19311070130000	19312120730000	19323160170000	19314070610000	19313110090000
19311170120000	19311160100000	19322190240000	19313090210000	19324110390000
19321000110000	19321010120000	19324110020000	19323020180000	19323020170000
19322210150000	19313160110000	19312121000000	19313190180000	19324020080000
19322000220000	19321000060000	19314100300000	19324010110000	19313000090000
19321210190000	19323010250000	19313000060000	19312121320000	19312121190000
19321300100000	19324110230000	19322260330000	19312020270000	19323190130000
19323200030000	19323190180000	19323190010000	19323190040000	19323200160000
19323190370000	19323190360000	19323190300000	19323190060000	19323200190000
19323190160000	19323210230000	19323210260000	19323210270000	19323180040000
19323210130000	19313220130000	19314100090000	19313110170000	19311190120000
19312120940000	19312020240000	19324030130000	19311190300000	19312121350000
19324030140000	19311190170000	19314040210000	19322260160000	19322260150000
19312120960000	19324050130000	19313010340000	19314150030000	19322260180000
19324050190000	19314010670000	19314000390000	19313130130000	19313020110000
19314010340000	19322290060000	19312100650000	19323110020000	19311140100000
19314100120000	19324020090000	19314010760000	19314020590000	19322070050000
19323170300000	19324010030000	19312121060000	19324140030000	19313100210000
19313100180000	19322300330000	19324020070000	19323160020000	19312030060000
19313130150000	19321100230000	19322010270000	19322000170000	19322070160000
19312121770000	19314020090000	19323120110000	19324120240000	19314130420000
19312110580000	19313040150000	19322260300000	19312120920000	19322210220000
19321120520000	19321190090000	19324010120000	19312030310000	19312050090000
19312100700000	19314060590000	19312110300000	19322070100000	19312100600000
19312100610000	19323160010000	19321260030000	19322060110000	19313150190000
19313230450000	19313230470000	19321300010000	19313230460000	19322070060000
19322300200000	19321300420000	19324040140000	19314000380000	19323090050000
19324120160000	19322290230000	19321300110000	19321300510000	19322130040000
19322070090000	19311000570000	19322020160000	19312100570000	19322220440000
19322270160000	19323100030000	19312080290000	19312121110000	19313070150000
19322300350000	19312121100000	19312121120000	19322300360000	19314100260000
19311130210000	19321300080000	19322040160000	19322190190000	19322310450000
19321260020000	19313160130000	19311160120000	19322210250000	19324110220000
19312030390000	19324120150000	19324120170000	19312050080000	19322130010000
19312050060000	19312050040000	19324010190000	19312080020000	19322270080000
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19312070060000	19312070070000	19322050110000	19322320130000	19322200090000
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19324120190000	19322110240000	19322150040000	19314010320000	19311160250000
19323150020000	19323100070000	19312070280000	19323100110000	19322220400000
19312080320000	19323100100000	19323150030000	19323100240000	19312070260000
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19322040170000	19322040130000	19322040090000	19321060110000	19322130190000
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19314000480000	19321140070000	19322080020000	19322200170000	19324040160000
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19312040180000	19322050100000	19312040080000	19312040170000	19312040090000
19312050260000	19324100030000	19324100010000	19324100020000	19312080130000
19311070150000	19322320180000	19313020120000	19321200200000	19321060130000
19321110010000	19312080150000	19322060090000	19313210140000	19324120180000
19312080180000	19314140140000	19312070090000	19312080140000	19312080170000
19314100230000	19314100190000	19314130450000	19312030430000	19312030460000
19321100150000	19322120080000	19322130130000	19314020620000	19313130250000
19322280210000	19321190160000	19321050110000	19321110120000	19321110040000
19321190110000	19323050080000	19313050170000	19314090100000	19313050150000
19321070450000	19313130230000	19321120490000	19312040240000	19321070460000
19324120050000	19322080140000	19322040200000	19324030160000	19313120070000
19314020690000	19314020750000	19322200160000	19314020820000	19313060160000
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19312050310000	19312120410000	19313240050000	19313220140000	19312040250000
19312040210000	19322010210000	19324140280000	19324140270000	19312070190000
19322000200000	19312080030000	19321180050000	19322210020000	19321100070000
19322190200000	19324140290000	19312070080000	19322200010000	19312030370000
19312030380000	19312030480000	19312030400000	19322190210000	19324150130000
19322030180000	19313070350000	19321140110000	19323020010000	19322270100000
19322180140000	19322310310000	19322040180000	19322210230000	19322310430000
19313070340000	19312050300000	19313070200000	19324030230000	19321100090000
19314000200000	19321120530000	19322180150000	19312120430000	19322260280000
19312130030000	19322200130000	19321060220000	19313210030000	19324180120000
19323100040000	19312080300000	19323150010000	19323100080000	19323100050000
19321030280000	19323150050000	19323100060000	19323100120000	19323070020000
19312080070000	19322210030000	19322110140000	19322120100000	19322110170000
19322120060000	19322110190000	19322120110000	19322110150000	19311140090000
19321120480000	19321120510000	19321120470000	19322040120000	19322190050000
19322180160000	19312050280000	19312110810000	19314020830000	19322030170000
19322120050000	19321160070000	19321030270000	19321130100000	19321030250000
19322180040000	19321090020000	19321040140000	19321110190000	19322080110000
19321130040000	19321160190000	19321060260000	19321090150000	19322180030000
19321040130000	19321090030000	19321210160000	19321150100000	19321210180000
19321090040000	19321100220000	19321110170000	19321160180000	19321120410000
19321070510000	19313130320000	19312040230000	19312050120000	19312050100000
19322200150000	19322210040000	19324190190000	19323140010000	19321070400000
19322180230000	19314060430000	19323020210000	19323020190000	19321180160000
19321180150000	19311000440000	19322310330000	19322030080000	19321190100000
19321070530000	19321120430000	19321070560000	19321070550000	19321120450000
19312121300000	19321120420000	19311000430000	19321160050000	19322140070000
19313040160000	19312110710000	19314130430000	19311150180000	19314020720000
19313070220000	19313120050000	19323150070000	19323070030000	19322120070000
19322110220000	19313120100000	19313120060000	19322310520000	19321160240000
19324010130000	19321030260000	19322200050000	19321140080000	19321150080000
19321150210000	19321200180000	19321140140000	19321050220000	19321140040000
19321150030000	19321110150000	19321150180000	19321040070000	19321090140000
19321110160000	19321160200000	19321060160000	19321150040000	19321130130000

19322000110000	19321210070000	19321130030000	19311060070000	19322320270000
19312030330000	19321190170000	19321070540000	19312050270000	19321120440000
19324230100000	19323050260000	19321070520000	19324150120000	19313130280000
19313240040000	19321000050000	19314020810000	19322190060000	19311090070000
19323050220000	19321130050000	19323190020000	19322300120000	19322240590000
19322310500000	19322310530000	19321180040000	19321140030000	19314100160000
19311160300000	19311190110000	19322310510000	19313070250000	19321090110000
19322000310000	19312080310000	19312050070000	19313010380000	19322210080000
19311000420000	19322120020000	19324070190000	19323020200000	19324030150000

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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