Intelligence for your property tax appeal

Custom Comparables Analysis

Your neighbors lowered their taxes. You can too!

Prepared by: AppealEdge.com
Prepared for: Property Owner
Subject Property Address: 6212 POND VIEW DR
Property Index Number (PIN): 31201130260000
**Date:** November 29, 2025

1. Methodology & Summary

Our AI-powered engine analyzed the **1,000 most similar properties** to yours. From this group, we identified **31 recent sales** and a population of **103 properties** that successfully appealed their 2024 assessments. The **10 potential comparables** below were selected from this validated group based on a similarity score calculated using almost 100 factors including location, property class, building size, land size, and age. This rigorous process ensures a representative sample as emphasized in the International Association of Assessing Officers standard.

Data Validation Statement: These comparables have been programmatically screened for similarity and recent appeal success. However, no physical inspections or adjustments for condition, recent renovations, or other unrecorded factors have been made. The user should perform a final review to ensure suitability for their specific appeal.

METRIC	VALUE
Subject Property Building Assessed Value/Sq. Ft. (2025)	$14.21
Avg. Comparable Building Assessed Value/Sq. Ft. (2025)	$9.44
Subject Property Total Assessed Value/Sq. Ft. (2025)	$17.29
Avg. Comparable Total Assessed Value/Sq. Ft. (2025)	$12.88
Avg. Value Reduction of Comparables	−$2,465

Assessed Value per Sq. Ft. Comparison (2025)
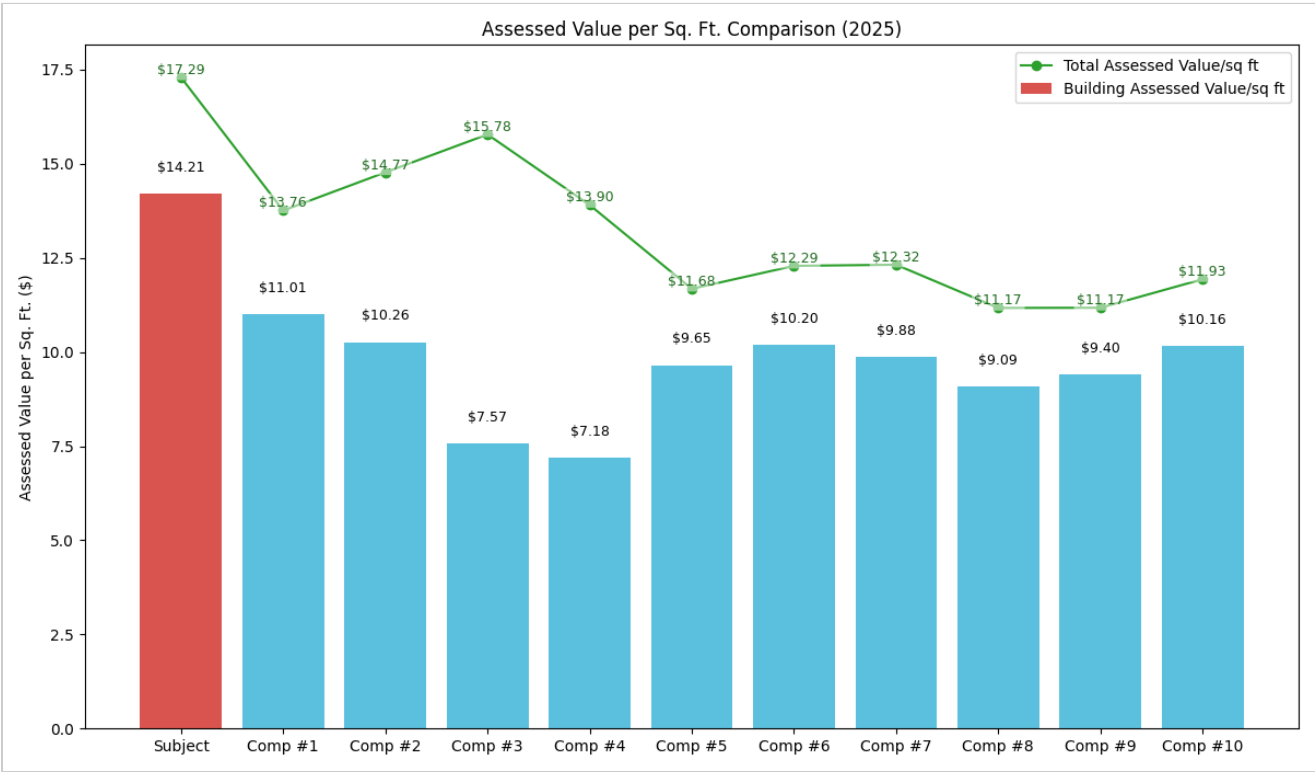
Neighborhood Distribution Analysis
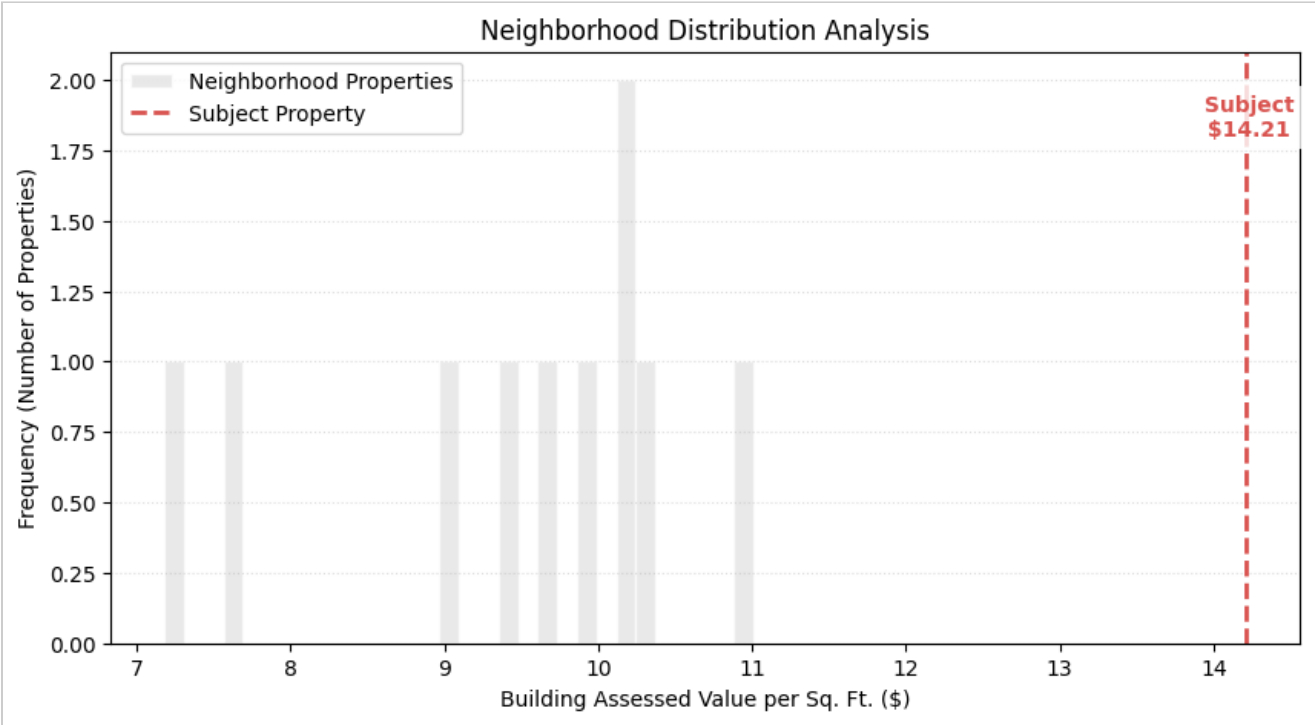
This chart shows the distribution of assessed values for the 1,000 most similar properties. The dashed line marks your property, illustrating its position relative to the market.

Metric Definitions

- **Building Assessed Value per Sq. Ft.:** Calculated as `Building Assessed Value ÷ Building Square Footage`. This metric is useful for making a direct, "apples-to-apples" comparison of the value of the physical structures, independent of land value.
- **Total Assessed Value per Sq. Ft.:** Calculated as `Total Assessed Value ÷ Building Square Footage`. This metric provides a blended value that includes both the land and the building, representing the overall value density of the property.
- **Similarity Score:** A measure from 0.00 to 1.00 calculated using our AI engine, which compares nearly 100 property characteristics (including location, building size, land size, age, construction quality, and proximity).
  - **0.90 - 1.00 (Excellent):** Highly comparable property with nearly identical features.
  - **0.80 - 0.89 (Very Good):** Strong evidence with only minor differences.
  - **Below 0.80:** Comparable, but may require adjustments for differences.

2. Map
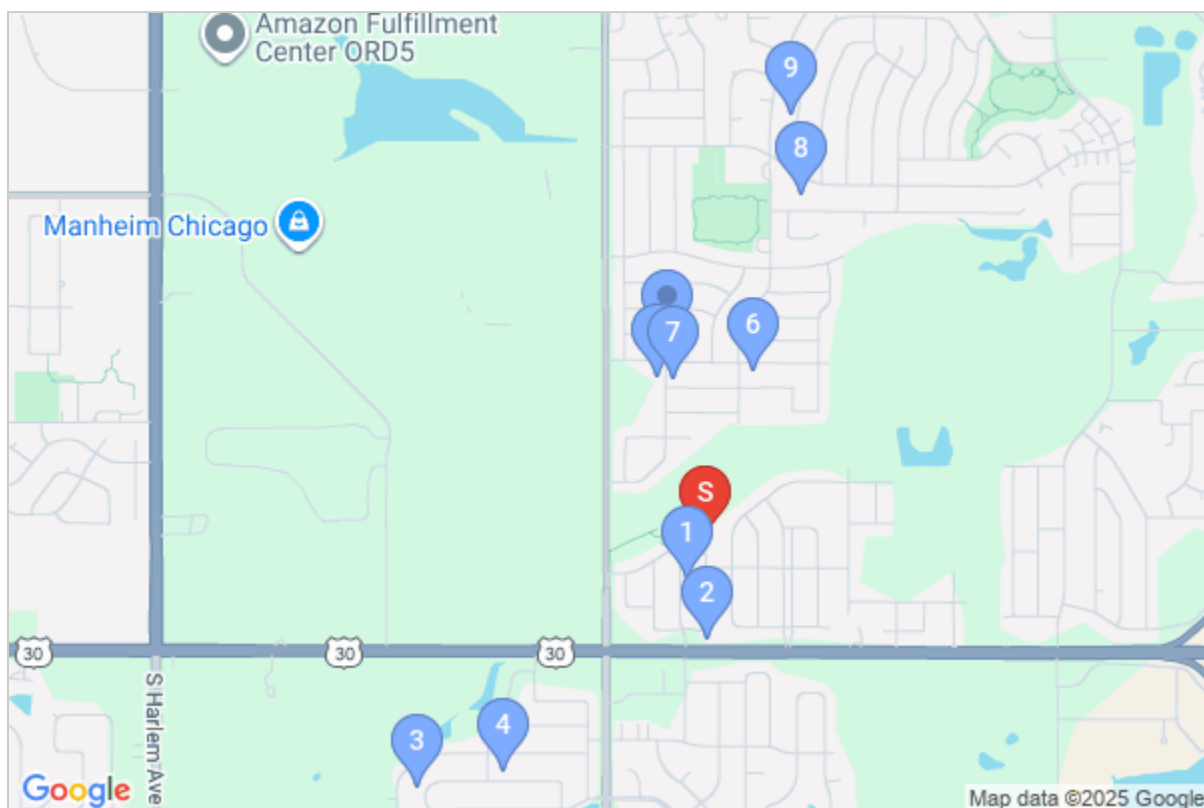
3. Subject Property Profile

PIN	31201130260000
ADDRESS	6212 POND VIEW DR
TOWNSHIP	Rich
CLASS	207
BUILDING SQ. FT.	1,793
LAND SQ. FT.	10,048
AGE	24
ASSESSED VALUE (2025)	$31,000
BUILDING ASSESSED VALUE PER SQ. FT. (2025)	$14.21
TOTAL ASSESSED VALUE PER SQ. FT. (2025)	$17.29
ASSESSED VALUE (2024)	$31,000

4. Potential Comparables with Successful Appeals

Comparable #1

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31201170170000	917 EAGLE POINT DR	0.92	0.1 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	8,950	-1,098 sq. ft.
Building Sq. Ft.	1,793	1,793	0 sq. ft.
Age	24	20	-4 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$11.01	−$3.20
Total Assessed Value/Sq. Ft. (2025)	$17.29	$13.76	−$3.53

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$27,001
After Appeal Value	$24,664
Value Reduction	−$2,337

Comparable #2

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31201180110000	[6205 GREAT PLAINS AVE](#)	0.91	0.2 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	15,323	5,275 sq. ft.
Building Sq. Ft.	1,793	1,869	76 sq. ft.
Age	24	24	0 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$10.26	−$3.95
Total Assessed Value/Sq. Ft. (2025)	$17.29	$14.77	−$2.52

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$29,000
After Appeal Value	$27,604
Value Reduction	−$1,396

Comparable #3

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31194020340000	[21308 PASTURESIDE TRL](#)	0.88	1.2 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	12,867	2,819 sq. ft.
Building Sq. Ft.	1,793	1,999	206 sq. ft.
Age	24	18	-6 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$7.57	−$6.64
Total Assessed Value/Sq. Ft. (2025)	$17.29	$15.78	−$1.51

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$33,000
After Appeal Value	$31,537
Value Reduction	−$1,463

Comparable #4

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31194100350000	6524 PASTURESIDE TRL	0.87	1.0 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	9,454	-594 sq. ft.
Building Sq. Ft.	1,793	1,793	0 sq. ft.
Age	24	20	-4 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$7.18	−$7.03
Total Assessed Value/Sq. Ft. (2025)	$17.29	$13.90	−$3.39

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$26,000
After Appeal Value	$24,928
Value Reduction	−$1,072

Comparable #5

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31173190030000	716 CORNFIELD RD	0.77	0.9 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	9,590	-458 sq. ft.
Building Sq. Ft.	1,793	1,892	99 sq. ft.
Age	24	47	23 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$9.65	−$4.56
Total Assessed Value/Sq. Ft. (2025)	$17.29	$11.68	−$5.61

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$26,000
After Appeal Value	$22,094
Value Reduction	−$3,906

Comparable #6
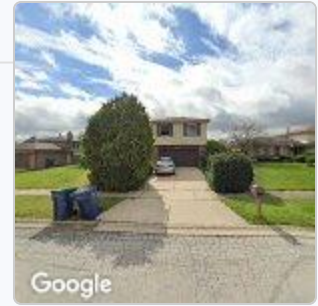
PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31173230020000	[6125 SUNFLOWER DR](#)	0.75	1.0 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	8,401	-1,647 sq. ft.
Building Sq. Ft.	1,793	1,610	-183 sq. ft.
Age	24	45	21 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$10.20	−$4.01
Total Assessed Value/Sq. Ft. (2025)	$17.29	$12.29	−$5.00

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$22,310
After Appeal Value	$19,782
Value Reduction	−$2,528

Comparable #7

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31173200100000	6252 WHITE BIRCH LN	0.74	0.8 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	11,558	1,510 sq. ft.
Building Sq. Ft.	1,793	1,897	104 sq. ft.
Age	24	47	23 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$9.88	−$4.33
Total Assessed Value/Sq. Ft. (2025)	$17.29	$12.32	−$4.97

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$26,000
After Appeal Value	$23,365
Value Reduction	−$2,635

Comparable #8

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31171100090000	[6035 ALLEMONG DR](#)	0.73	1.6 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	8,316	-1,732 sq. ft.
Building Sq. Ft.	1,793	1,599	-194 sq. ft.
Age	24	46	22 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$9.09	−$5.12
Total Assessed Value/Sq. Ft. (2025)	$17.29	$11.17	−$6.12

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$22,000
After Appeal Value	$17,861
Value Reduction	−$4,139

Comparable #9

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31171050490000	[134 TIMBERLANE RD](#)	0.72	1.7 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	8,346	-1,702 sq. ft.
Building Sq. Ft.	1,793	1,881	88 sq. ft.
Age	24	37	13 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$9.40	−$4.81
Total Assessed Value/Sq. Ft. (2025)	$17.29	$11.17	−$6.12

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$22,825
After Appeal Value	$21,019
Value Reduction	−$1,806

Comparable #10

PIN	ADDRESS	SIMILARITY SCORE	DISTANCE
31173180070000	[6259 FOX RUN LN](#)	0.72	0.9 mi

Property Feature Comparison

FEATURE	SUBJECT PROPERTY	COMPARABLE PROPERTY	DIFFERENCE
Land Sq. Ft.	10,048	8,400	-1,648 sq. ft.
Building Sq. Ft.	1,793	1,897	104 sq. ft.
Age	24	47	23 years
Building Assessed Value/Sq. Ft. (2025)	$14.21	$10.16	−$4.05
Total Assessed Value/Sq. Ft. (2025)	$17.29	$11.93	−$5.36

2024 Successful Appeal Data

Appeal Level	Board
Before Appeal Value	$26,000
After Appeal Value	$22,634
Value Reduction	−$3,366

5. Market-Based Evidence

While uniformity with neighbors is a strong argument, **recent sales activity** provides the most direct evidence of market value. We identified a highly similar property in your neighborhood that recently sold. This sale validates that the Assessor's initial valuation model was disconnected from actual market conditions.

Anchor Comparable Sales Evidence

Address: 6705 BRIDLE PATH DR, MATTESON
PIN: 31194020150000

Similarity Score	**0.84**
Sale Date	2024-10-23
Sale Price	**$300,000**
Sale Price per Sq. Ft.	$120.39
Total Assessed Value (Mailed)	$31,000
Estimated Market Value (10% level)	**$310,000**
Building Assessed Value per Sq. Ft.	$7.71
Total Assessed Value per Sq. Ft.	$12.44
Assessment-to-Sale Ratio (Market Value)	1.03 (103%)

Analysis: This property sold for **$300,000**, yet the Assessor valued it at **$31,000**. This results in an estimated market value that is **3% HIGHER** than the actual market price paid. This indicates the Assessor's model may have significantly over-estimated values in this neighborhood.

6. Uniformity Equity Analysis

To measure the uniformity of the Assessor's valuations for this group of properties, we performed a **Uniformity Equity Analysis** adapted from the statistical principles defined by the International Association of Assessing Officers. This analysis measures whether your property is assessed fairly and equitably compared to a group of similar properties that have already had their assessments reduced on appeal.

STATISTIC	VALUE	INTERPRETATION
Coefficient of Dispersion (COD)	8.83%	**Excellent Uniformity (<15%)**. This low COD proves the 10 selected comparables are a highly consistent group, making the subject property the clear outlier.
Median Ratio (Comp Assessed Value / Subject Assessed Value)	0.69	**Potential Over-Assessment**. The median ratio of the comparable properties' assessed value to the subject property's is 0.69, providing strong evidence that the subject property may be over-assessed relative to its peers.

Why this matters:

These metrics are commonly used to measure valuation uniformity:

- **Coefficient of Dispersion (COD):** The primary measure of **horizontal equity** (fairness). It calculates the average percentage deviation from the median ratio. A low COD indicates high uniformity, meaning neighbors with similar properties are treated similarly. A COD above 15% indicates the assessment model is inconsistent.
- **Median Ratio:** The central measure of **accuracy**. It represents the typical relationship between your neighbors' assessments and your own. A ratio below 1.00 indicates that the median comparable property is valued lower than the subject, supporting a claim of over-assessment.

Data-Driven Estimate

Based on the data analysis of the selected comparable properties, the evidence indicates the subject property is over-assessed relative to its peers.

Applying the **Median Ratio of 0.69** to the **Building Assessed Value** suggests the following equitable assessment:

Current Total Assessed Value:	$31,000
Estimated Equitable Total Assessed Value:	$23,035
Potential Assessment Reduction:	$7,965

Regression Analysis: Building Size vs. Assessment
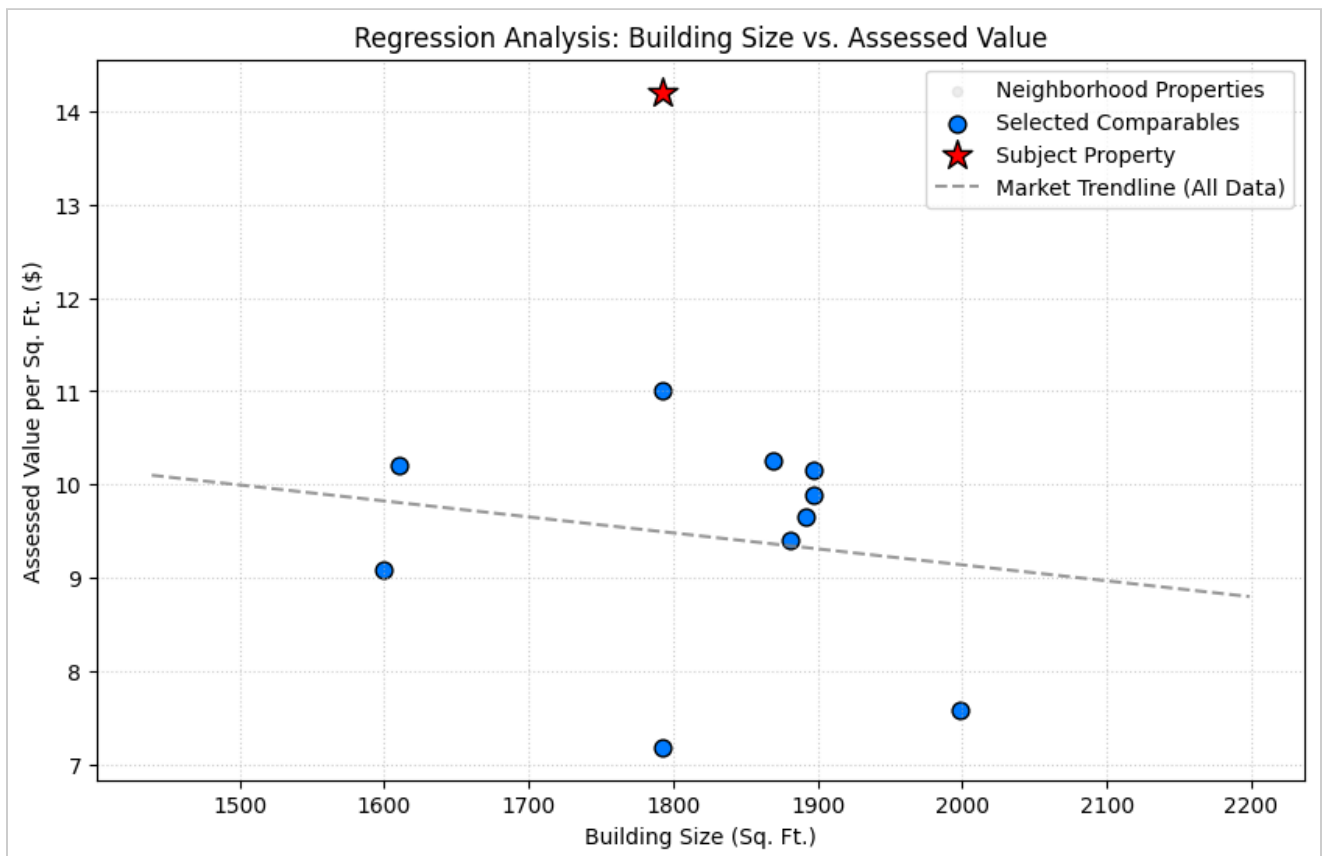
The **Red Star** represents your property. If it sits significantly above the trendline (dashed line), it indicates your property is assessed higher than the market average for its size.

7. Next Steps

- **Review Your Comparables:** Use the information in this report to help select the most compelling evidence for your property tax appeal filing. We encourage you to personally review each of these properties and their characteristics before including them in your appeal.
- **Filing Your Appeal:** AppealEdge.com provides data insights, not legal or tax advice. The responsibility for filing an appeal and selecting evidence rests solely with you.
- **Share Your Story:** We'd love to hear about your experience! If this report was helpful or led to a successful appeal, please consider sharing your story with us. Your feedback and success stories help us improve our service for everyone.

The AppealEdge.com Team
consulting@appealedge.com

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