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	06042050070000
Property address	5245 MORNINGVIEW DR
Township	Hanover (18)
Assessor neighborhood	18035
Property class	278 Single-family, over 2,000 sq ft, newer
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$57,000	**$51,143**	**$5,857**

10.3% of the current assessed value.
Estimated tax effect about $1,242 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 181 other properties in assessor neighborhood 18035 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 $22.19 per square foot. This home is assessed at $24.73 per square foot, which is 11% above that median. Applying the median the Assessor already uses for those neighbors to this home's 2,305 square feet gives $51,143. 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	2,305 square feet
Land area	10,120 square feet
Year built	1996
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	2
Half bathrooms	1

Total assessed value	$57,000
Assessed value per square foot	$24.73

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	756
2	Building area within 15% of this home	182
3	Built within 15 years of this home	181
4	Same building type	181
5	Same construction quality grade	181

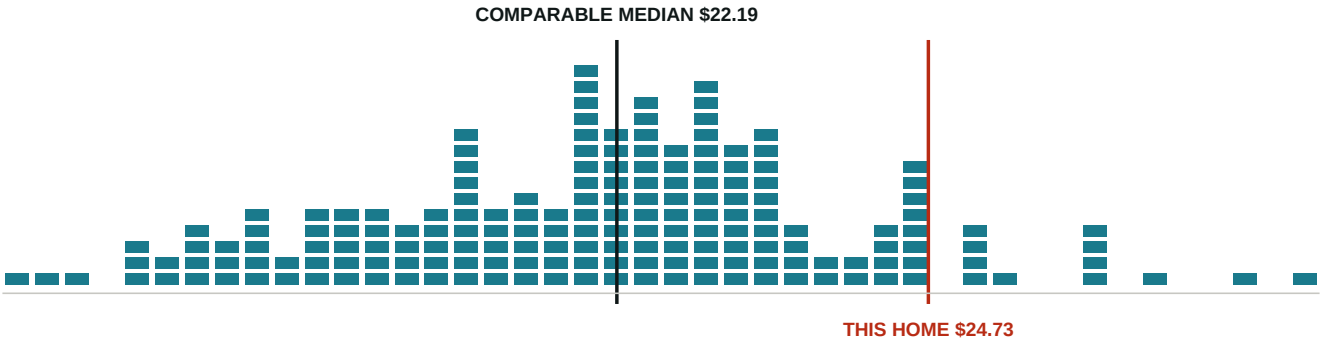
The comparable figure used is the median of all 181 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 181 properties 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	181
Lowest assessed	$17.18 per square foot
25th percentile	$20.83 per square foot
Median	$22.19 per square foot
75th percentile	$23.19 per square foot
Highest assessed	$27.92 per square foot
This home	$24.73 per square foot
Position	assessed above 166 of the 181 comparable properties, the 92nd percentile



$17.18 per sq ft — 181 comparable properties by assessed value per square foot, one mark is one property — $27.92 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 181 comparables	$22.19
Building area of this home	2,305 sq ft
Median multiplied by building area	**$51,143**
Current total assessed value	$57,000
Difference, the reduction requested	**$5,857**

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 $5,857 in assessed value is worth roughly $1,242 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

181 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 181 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
06093080070000	1277 HUNTERS RIDGE EAST	2,348	2001	4	2	$42,823	$18.24
06094020040000	1415 MALLARD LN	2,348	1998	4	2	$43,001	$18.31
06041090090000	2065 COLCHESTER AVE	2,288	2002	3	2	$42,666	$18.65
06041080060000	2060 COLCHESTER AVE	2,288	2000	4	2	$43,800	$19.14
06093070320000	1205 HUNTERS RIDGE WEST	2,348	1999	4	2	$45,001	$19.17
06094020030000	1425 MALLARD LN	2,348	1999	4	2	$46,443	$19.78
06092050060000	5260 LANDERS DR	2,363	1993	4	2	$48,000	$20.31
06093050060000	1420 HUNTERS RIDGE WEST	2,313	1994	4	2	$47,000	$20.32
06093070280000	1245 HUNTERS RIDGE WEST	2,348	1998	4	2	$48,000	$20.44
06092050180000	5140 LANDERS DR	2,363	1995	4	2	$49,222	$20.83
06093060050000	1260 HUNTERS RIDGE WEST	2,348	1998	4	2	$49,000	$20.87
06093090120000	1200 HUNTERS RIDGE WEST	2,347	2000	4	2	$49,000	$20.88
06092040030000	1855 NICHOLSON DR	2,353	1998	4	2	$49,328	$20.96
06092030310000		2,363	1994	4	2	$50,323	$21.30
06092010180000		2,363	1994	4	2	$50,508	$21.37
06041070110000		2,288	2000	3	2	$49,000	$21.42
06041090030000		2,288	2000	3	2	$49,001	$21.42
06092040020000		2,283	1995	3	2	$49,000	$21.46
06084060070000		2,364	2000	4	2	$51,001	$21.57
06092050190000		2,354	1994	3	2	$51,517	$21.88
06092030270000		2,354	1998	3	2	$51,555	$21.90
06092040140000		2,363	1994	4	2	$52,000	$22.01
06092030160000		2,354	1994	3	2	$51,992	$22.09
06092030020000		2,363	1993	4	2	$52,298	$22.13
06093070160000		2,348	1998	4	2	$52,000	$22.15
06092040050000		2,363	1996	4	2	$52,524	$22.23
06092010070000		2,354	1994	3	2	$52,336	$22.23
06092030100000		2,363	1994	4	2	$52,611	$22.26
06092050080000		2,363	1996	4	2	$53,000	$22.43
06092050150000		2,363	1993	4	2	$53,000	$22.43
06092010130000		2,354	1993	3	2	$53,000	$22.51
06092010050000		2,354	1996	3	2	$53,000	$22.51
06092020110000		2,327	1994	3	2	$53,037	$22.79
06092040060000		2,363	1994	4	2	$54,000	$22.85
06092030070000		2,363	1993	4	2	$54,000	$22.85
06092010210000		2,363	1993	4	2	$54,000	$22.85
06092010120000		2,363	1995	4	2	$54,000	$22.85
06092010170000		2,363	1996	4	2	$54,000	$22.85
06092020050000		2,363	1994	4	2	$54,000	$22.85
06092020080000		2,363	1994	4	2	$54,000	$22.85

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
06092030370000		2,363	1994	4	2	$54,001	$22.85
06092040090000		2,363	1996	4	2	$54,001	$22.85
06042100050000		2,318	1997	3	2	$53,000	$22.86
06092030040000		2,354	1993	3	2	$54,174	$23.01
06092010100000		2,354	1993	4	2	$54,242	$23.04
06092030280000		2,363	1994	4	2	$55,000	$23.28
06092020120000		2,363	1993	4	2	$55,001	$23.28
06092030180000		2,315	1993	3	2	$55,000	$23.76
06042030060000		2,305	1996	4	2	$55,518	$24.09
06042030080000		2,305	1996	4	2	$56,000	$24.30
06092020030000		2,354	1994	3	2	$58,000	$24.64
06092030200000		2,354	1993	3	2	$58,000	$24.64
06092010030000		2,354	1993	3	2	$58,000	$24.64
06042060110000		2,305	1995	4	2	$57,000	$24.73
06042020150000		2,305	1996	4	2	$57,000	$24.73
06042020120000		2,305	1995	4	2	$57,000	$24.73
06042050070000	**5245 MORNINGVIEW DR**	**2,305**	**1996**	**4**	**2**	**$57,000**	**$24.73**
06042070040000		2,305	1995	4	3	$58,000	$25.16
06042060150000		2,305	1996	4	2	$58,000	$25.16
06042030010000		2,305	1995	4	2	$60,001	$26.03
06042030100000		2,305	1999	4	2	$63,000	$27.33

Median of all 181 comparables: $22.19 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 18035, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 181 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.

06041070120000	06092040130000	06041080120000	06093080070000	06094020040000
06041090050000	06091020170000	06091020310000	06041090090000	06041070040000
06041070150000	06093050070000	06041080010000	06091020160000	06093020060000
06041080060000	06093070320000	06041080080000	06041090140000	06041080070000
06093030010000	06093090050000	06093060100000	06041070170000	06093020170000
06094020030000	06093020150000	06174030010000	06041080030000	06092030090000
06093040030000	06093070110000	06161050140000	06093080060000	06093070180000
06092050060000	06093050060000	06093030150000	06091020040000	06093070280000
06041080110000	06092020070000	06042080100000	06092050140000	06041070130000
06092050180000	06093060050000	06093090120000	06091020200000	06092030220000
06092040030000	06092040150000	06092030410000	06091020100000	06093070100000
06092030110000	06092030460000	06092030230000	06092030050000	06041080020000
06092030310000	06092010180000	06041070110000	06041090030000	06092040020000
06092030430000	06093070250000	06084060070000	06092010160000	06042080060000
06092030130000	06093070190000	06042020070000	06092050190000	06042040050000
06092030270000	06041070030000	06041080160000	06092030490000	06092050160000
06161040110000	06042070030000	06042040130000	06092040140000	06042020100000
06042060080000	06042050020000	06092030160000	06092030020000	06093070160000
06042100030000	06092030330000	06092040050000	06092010070000	06092030100000
06042040150000	06042050130000	06092050040000	06092030170000	06092010010000
06092030240000	06092050010000	06042010010000	06092050080000	06092050150000
06092040080000	06092010130000	06092010050000	06042040140000	06042070010000
06042040120000	06092050110000	06092020040000	06092030450000	06092050200000
06042050190000	06042100020000	06092020110000	06092040060000	06092030070000
06092010210000	06092010120000	06092010170000	06092020050000	06092020080000
06092030370000	06092040090000	06042100050000	06092030260000	06092030040000
06092010100000	06042030120000	06042060140000	06042010110000	06041080130000
06092010080000	06042060130000	06092030280000	06092020120000	06042010040000
06042030040000	06042040100000	06042060120000	06042020160000	06042020090000
06042050110000	06042050040000	06042040090000	06042030240000	06092040160000
06092010110000	06042010080000	06092030180000	06042090030000	06042030050000
06042030060000	06042050120000	06042030080000	06042060070000	06092050070000
06092010060000	06042010060000	06092020030000	06092030200000	06092010030000
06042010050000	06042060110000	06042020150000	06042020120000	06042010020000
06042030030000	06042070040000	06042060150000	06042030200000	06042030010000
06042060100000	06042040010000	06042060190000	06042020140000	06042030100000
06042030280000				

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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