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	20142120520000
Property address	5647 S HARPER AVE
Township	Hyde Park (70)
Assessor neighborhood	70020
Property class	210 Single-family, historic
Assessment stage	Certified value for 2026

ASSESSED NOW

$59,000

17.8% of the current assessed value.

COMPARABLES IMPLY

$48,501

Estimated tax effect about $2,227 a year at a 7% composite rate.

REDUCTION REQUESTED

$10,499

SECTION 1

The argument in one paragraph

The Assessor values 83 other properties in assessor neighborhood 70020 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 $33.40 per square foot. This home is assessed at $40.63 per square foot, which is 22% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,452 square feet gives $48,501. 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	1,452 square feet
Land area	1,984 square feet
Year built	1960
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$59,000
Assessed value per square foot	$40.63

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	552
2	Building area within 15% of this home	108
3	Built within 15 years of this home	91
4	Same building type	83
5	Same construction quality grade	83

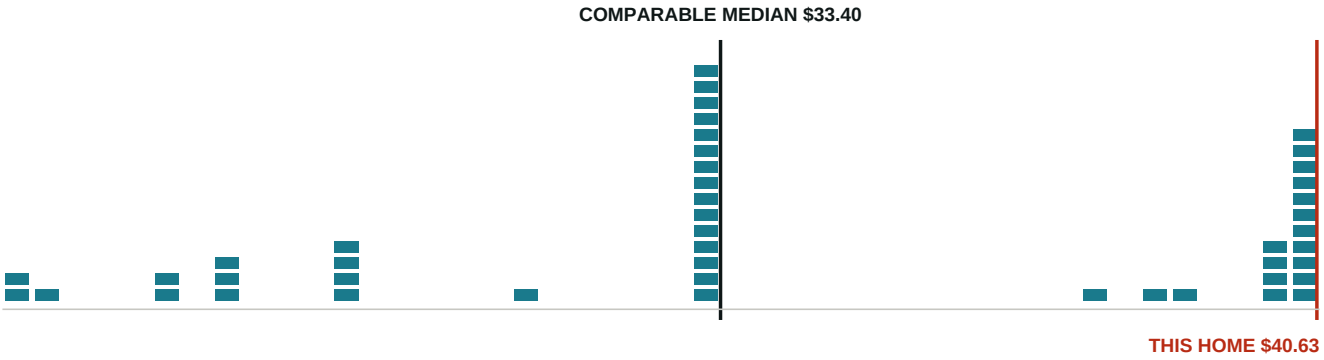
The comparable figure used is the median of all 83 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 83 properties 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	83
Lowest assessed	$24.73 per square foot
25th percentile	$32.20 per square foot
Median	$33.40 per square foot
75th percentile	$40.20 per square foot
Highest assessed	$40.63 per square foot
This home	$40.63 per square foot
Position	assessed above 63 of the 83 comparable properties, the 76th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 83 comparables	$33.40
Building area of this home	1,452 sq ft
Median multiplied by building area	**$48,501**
Current total assessed value	$59,000
Difference, the reduction requested	**$10,499**

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 $10,499 in assessed value is worth roughly $2,227 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

83 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 83 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
20142040860000	5532 S HARPER AVE	1,452	1961	3	1	$45,000	$30.99
20142040440000	1461 E 55TH PL	1,452	1961	3	1	$48,500	$33.40
20142040450000	1463 E 55TH PL	1,452	1961	3	1	$48,500	$33.40
20142040420000	1457 E 55TH ST	1,452	1961	3	1	$48,500	$33.40
20142020550000	1371 E 55TH PL	1,452	1960	3	1	$48,500	$33.40
20142040430000	1459 E 55TH PL	1,452	1961	3	1	$48,500	$33.40
20142040900000	5540 S HARPER AVE	1,452	1961	3	1	$48,500	$33.40
20142040410000	1455 E 55TH PL	1,452	1961	3	1	$48,500	$33.40
20142040880000	5536 S HARPER AVE	1,452	1961	3	1	$48,500	$33.40
20142040480000	1452 E PARK PL	1,452	1961	3	1	$48,500	$33.40
20142120390000	5621 S HARPER AVE	1,452	1960	3	1	$48,500	$33.40
20142040740000	1464 E 56TH ST	1,452	1961	3	1	$48,500	$33.40
20142040470000	1467 E 55TH PL	1,452	1961	3	1	$48,500	$33.40
20142040690000	1454 E 56TH ST	1,452	1961	3	2	$48,500	$33.40
20142040910000	5542 S HARPER AVE	1,452	1961	3	1	$48,500	$33.40
20142040460000	1465 E 55TH PL	1,452	1961	3	1	$48,500	$33.40
20142040870000	5534 S HARPER AVE	1,452	1961	3	1	$48,500	$33.40
20142040890000	5538 S HARPER AVE	1,452	1961	3	2	$48,500	$33.40
20142040700000	1456 E 56TH ST	1,452	1961	3	1	$48,501	$33.40
20142040730000	1462 E 56TH ST	1,452	1961	3	1	$48,501	$33.40
20142040710000	1458 E 56TH ST	1,452	1961	3	1	$48,501	$33.40
20142040530000	1462 E PARK PL	1,452	1961	3	1	$48,501	$33.40
20142040500000	1456 E PARK PL	1,452	1961	3	1	$48,501	$33.40
20142040400000	1453 E 55TH PL	1,452	1961	3	1	$48,501	$33.40
20142040520000	1460 E PARK PL	1,452	1961	3	1	$48,501	$33.40
20142040720000	1460 E 56TH ST	1,452	1961	3	1	$48,501	$33.40
20142040540000	1464 E PARK PL	1,452	1961	3	1	$48,501	$33.40
20142040550000	1466 E PARK PL	1,452	1961	3	1	$48,501	$33.40
20142040490000	1454 E PARK PL	1,452	1961	3	1	$48,501	$33.40
20142040510000	1458 E PARK PL	1,452	1961	3	1	$48,501	$33.40
20142020570000	1375 E 55TH PL	1,452	1960	3	1	$54,986	$37.87
20142120560000	5651 S HARPER AVE	1,452	1960	3	1	$55,945	$38.53
20142120370000	5617 S HARPER AVE	1,452	1960	3	1	$56,302	$38.78
20142020590000	1379 E 55TH PL	1,452	1960	3	1	$58,000	$39.94
20142020560000	1373 E 55TH PL	1,452	1960	3	1	$58,000	$39.94
20142020520000	1365 E 55TH PL	1,452	1960	3	1	$58,000	$39.94
20142020540000	1369 E 55TH PL	1,452	1960	3	1	$58,000	$39.94
20142020580000	1377 E 55TH PL	1,452	1960	3	1	$58,000	$39.94
20142120540000	5655 S HARPER AVE	1,452	1960	3	1	$58,000	$39.94
20142020530000		1,452	1960	3	1	$58,000	$39.94

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
20142110510000		1,452	1960	3	2	$58,000	$39.94
20142120490000		1,452	1960	3	1	$59,000	$40.63
20142120460000		1,452	1960	3	1	$59,000	$40.63
20142110490000		1,452	1960	3	1	$59,000	$40.63
20142120480000		1,452	1960	3	1	$59,000	$40.63
20142120510000		1,452	1960	3	1	$59,000	$40.63
20142120380000		1,452	1960	3	1	$59,000	$40.63
20142120550000		1,452	1960	3	1	$59,000	$40.63
20142110330000		1,452	1960	3	1	$59,000	$40.63
20142120400000		1,452	1960	3	1	$59,000	$40.63
20142120440000		1,452	1960	3	1	$59,000	$40.63
20142120420000		1,452	1960	3	1	$59,000	$40.63
20142120530000		1,452	1960	3	1	$59,000	$40.63
20142120430000		1,452	1960	3	1	$59,000	$40.63
20142120410000		1,452	1960	3	1	$59,000	$40.63
20142120500000		1,452	1960	3	1	$59,000	$40.63
20142110340000		1,452	1960	3	1	$59,000	$40.63
20142110500000		1,452	1961	3	1	$59,000	$40.63
20142120450000		1,452	1960	3	1	$59,000	$40.63
20142120470000		1,452	1960	3	1	$59,000	$40.63
20142120520000	**5647 S HARPER AVE**	**1,452**	**1960**	**3**	**1**	**$59,000**	**$40.63**

Median of all 83 comparables: $33.40 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 83 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.

20112000310000	20112000250000	20112000240000	20112000280000	20114280260000
20114280250000	20114270330000	20114270280000	20114270390000	20114270320000
20114270360000	20114270350000	20114160260000	20114160370000	20114160280000
20114160300000	20114160320000	20114160340000	20114160240000	20114160220000
20142040860000	20142040440000	20142040450000	20142040420000	20142020550000
20142040430000	20142040900000	20142040410000	20142040880000	20142040480000
20142120390000	20142040740000	20142040470000	20142040690000	20142040910000
20142040460000	20142040870000	20142040890000	20142040700000	20142040730000
20142040710000	20142040530000	20142040500000	20142040400000	20142040520000
20142040720000	20142040540000	20142040550000	20142040490000	20142040510000
20142020570000	20142120560000	20142120370000	20114270290000	20142020590000
20142020560000	20142020520000	20142020540000	20142020580000	20142120540000
20142020530000	20142110510000	20142050290000	20142120490000	20142120460000
20142110490000	20142120480000	20142120510000	20142120380000	20142120550000
20142110330000	20142120400000	20142120440000	20142120420000	20142120530000
20142120430000	20142120410000	20142120500000	20142110340000	20142110500000
20142120450000	20142120470000	20142110320000		

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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