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	19132160320000
Property address	5732 S MAPLEWOOD AVE
Township	Lake (72)
Assessor neighborhood	72071
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$19,000	**$14,817**	**$4,183**

22.0% of the current assessed value.
Estimated tax effect about $887 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 358 other properties in assessor neighborhood 72071 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 $14.64 per square foot. This home is assessed at $18.77 per square foot, which is 28% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,012 square feet gives $14,817. 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	1,012 square feet
Land area	3,750 square feet
Year built	1913
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$19,000
Assessed value per square foot	$18.77

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	1,324
2	Building area within 15% of this home	398
3	Built within 15 years of this home	368
4	Same building type	358
5	Same construction quality grade	358

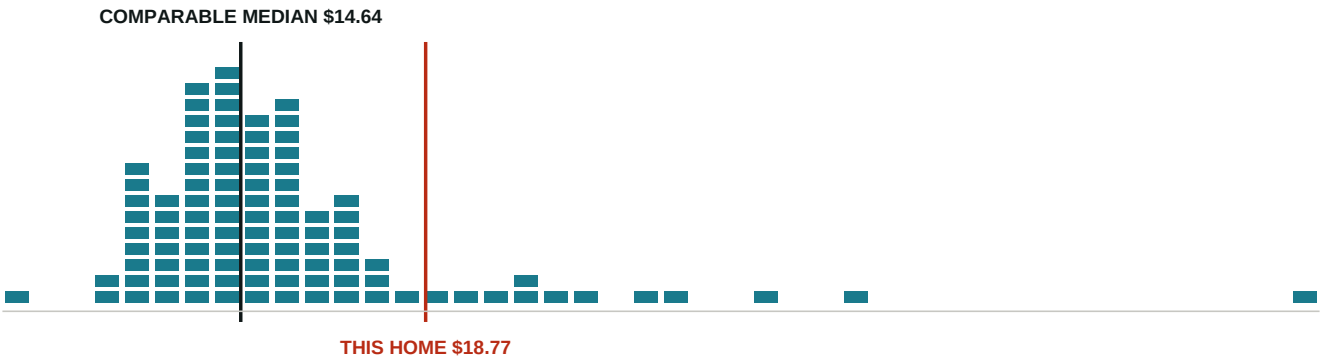
The comparable figure used is the median of all 358 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 358 properties 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	358
Lowest assessed	$9.31 per square foot
25th percentile	$13.82 per square foot
Median	$14.64 per square foot
75th percentile	$15.96 per square foot
Highest assessed	$38.76 per square foot
This home	$18.77 per square foot
Position	assessed above 338 of the 358 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 358 comparables	$14.64
Building area of this home	1,012 sq ft
Median multiplied by building area	**$14,817**
Current total assessed value	$19,000
Difference, the reduction requested	**$4,183**

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 $4,183 in assessed value is worth roughly $887 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

358 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 358 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
19242020160000	6327 S WASHTENAW AVE	1,020	1923	3	1	$9,501	$9.31
19242020150000	6327 S WASHTENAW AVE	1,020	1923	3	1	$11,901	$11.67
19242210110000	6535 S MAPLEWOOD AVE	1,041	1920	2	1	$12,691	$12.19
19242180060000	6515 S WASHTENAW AVE	1,034	1926	2	1	$12,830	$12.41
19242070190000	6353 S ARTESIAN AVE	1,044	1919	3	1	$13,000	$12.45
19242200040000	6511 S ROCKWELL ST	1,035	1918	2	1	$13,000	$12.56
19242110180000	6449 S TALMAN AVE	1,023	1923	2	1	$13,402	$13.10
19242170330000		1,002	1922	2	1	$13,583	$13.56
19242160110000		1,014	1925	3	1	$14,000	$13.81
19242140030000		1,008	1916	3	1	$14,000	$13.89
19132120080000		1,034	1916	2	1	$15,001	$14.51
19242110410000		1,034	1923	2	1	$15,001	$14.51
19242020200000		1,032	1923	3	1	$15,001	$14.54
19132260120000		1,012	1924	2	1	$14,748	$14.57
19242100350000		1,029	1924	2	1	$15,001	$14.58
19134270420000		1,025	1923	3	1	$15,001	$14.64
19132170340000		1,024	1923	2	1	$15,000	$14.65
19242170160000		1,015	1924	2	1	$15,000	$14.78
19242170170000		1,015	1924	2	1	$15,000	$14.78
19134110100000		1,014	1924	3	1	$15,000	$14.79
19242010180000		1,012	1916	3	1	$15,000	$14.82
19134070140000		1,012	1924	2	1	$15,000	$14.82
19132140030000		1,012	1923	2	1	$15,001	$14.82
19134260050000		1,010	1923	4	1	$15,000	$14.85
19132140240000		1,008	1918	2	1	$15,001	$14.88
19132140230000		1,008	1918	2	1	$15,001	$14.88
19132180060000		1,041	1921	2	1	$16,000	$15.37
19134220120000		1,035	1916	3	1	$16,000	$15.46
19242090060000		1,035	1913	2	1	$16,000	$15.46
19132050090000		1,035	1922	2	1	$16,000	$15.46
19242090050000		1,035	1913	3	1	$16,001	$15.46
19132120070000		1,034	1918	3	1	$16,001	$15.47
19132240190000		1,030	1924	2	1	$16,000	$15.53
19242110060000		1,030	1923	2	1	$16,001	$15.53
19132210170000		1,028	1925	2	1	$16,001	$15.57
19132160190000		1,027	1923	3	1	$16,000	$15.58
19132090360000		1,027	1923	2	1	$16,000	$15.58
19242180230000		1,024	1926	3	2	$16,001	$15.63
19242250030000		1,021	1925	2	1	$16,000	$15.67
19132180220000		1,012	1923	3	2	$16,000	$15.81

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19132140050000		1,012	1923	2	1	$16,001	$15.81
19132140040000		1,012	1923	2	1	$16,001	$15.81
19132210220000		1,011	1920	2	1	$16,000	$15.83
19242100300000		1,011	1924	2	1	$16,001	$15.83
19132080130000		1,041	1924	2	1	$17,001	$16.33
19242010190000		1,012	1916	4	2	$17,000	$16.80
19132140020000		1,012	1923	2	1	$17,001	$16.80
19132210190000		1,011	1923	2	1	$17,000	$16.82
19242010130000		1,008	1918	3	1	$17,000	$16.87
19242210250000		1,043	1920	2	2	$18,000	$17.26
19134050330000		1,041	1923	3	1	$18,000	$17.29
19132190160000		1,040	1925	2	1	$18,000	$17.31
19242050230000		1,032	1921	5	1	$18,000	$17.44
19132090190000		1,018	1921	2	1	$18,000	$17.68
19134140350000		1,012	1920	2	1	$18,000	$17.79
19132090110000		1,008	1918	2	1	$18,000	$17.86
19132160320000	**5732 S MAPLEWOOD AVE**	**1,012**	**1913**	**2**	**1**	**$19,000**	**$18.77**
19132180380000		1,031	1918	2	1	$21,385	$20.74
19242140380000		1,035	1920	2	1	$22,000	$21.26
19132160310000		1,012	1913	2	1	$22,000	$21.74
19134170330000		1,008	1923	2	1	$26,400	$26.19

Median of all 358 comparables: $14.64 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72071, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 358 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.

19242020160000	19242120310000	19242150160000	19242020150000	19134210320000
19242140370000	19242140250000	19242210100000	19242290060000	19242290100000
19242300230000	19242120060000	19242300090000	19242290230000	19242200060000
19242290240000	19242140050000	19242210110000	19134240250000	19242200370000
19242060080000	19242230170000	19242200130000	19242180060000	19242120340000
19242200170000	19242120050000	19242120170000	19242130090000	19242140280000
19242070190000	19242230090000	19134170290000	19242200040000	19242120300000
19242010360000	19242310070000	19242270160000	19242200090000	19242020240000
19242020220000	19242140080000	19242180310000	19134010310000	19134220080000
19132160140000	19134290060000	19134130060000	19134190130000	19242130100000
19242230100000	19134100130000	19242200070000	19242220120000	19242310060000
19134100370000	19132260280000	19242110150000	19134180270000	19242110180000
19242000210000	19242290020000	19242280080000	19132170260000	19134290150000
19242180090000	19242110260000	19134270290000	19134030160000	19134280220000
19134240080000	19132060130000	19242300060000	19134130140000	19242170330000
19134080310000	19242020250000	19242010270000	19242020230000	19134200300000
19242050200000	19242170250000	19134170030000	19132210090000	19242040070000
19134100060000	19242180320000	19242180290000	19134010240000	19242160110000
19134010210000	19132230170000	19132170210000	19132160120000	19132230180000
19242060120000	19134160270000	19134150080000	19132170290000	19132240130000
19242140030000	19134130320000	19132050390000	19242140180000	19134150090000
19242230130000	19242120250000	19132160240000	19132160200000	19242310040000
19134150040000	19132170320000	19242220260000	19132180080000	19134160230000
19132090200000	19242290140000	19242290220000	19132180390000	19242110170000
19132170040000	19134100100000	19134100140000	19134130070000	19242300250000
19132240240000	19242220030000	19242290210000	19132150130000	19132160130000
19132180190000	19134050200000	19242220150000	19134090360000	19242200160000
19242250300000	19132170280000	19242010280000	19242010170000	19242010160000
19242010350000	19132050260000	19242230180000	19134290100000	19242030210000
19132140170000	19134260080000	19134070170000	19134110250000	19134190110000
19134280230000	19134150060000	19242180380000	19134220230000	19134240130000
19242020320000	19132180370000	19132270010000	19242210300000	19132150120000
19242020190000	19242290080000	19242290090000	19242030350000	19132140210000
19132140220000	19132140200000	19132120080000	19242110410000	19242020200000
19132180010000	19242130140000	19134140380000	19132080360000	19132050080000
19134300080000	19132260120000	19242100350000	19134270420000	19132170340000
19132120330000	19134000320000	19132240060000	19242250110000	19242070180000
19242170160000	19242170170000	19132100370000	19134110100000	19132240070000
19132240140000	19132240080000	19132240090000	19132240100000	19132240040000
19132240280000	19242040230000	19242010180000	19134070140000	19132140030000
19132220070000	19134030120000	19134260050000	19132140240000	19132140230000
19134130390000	19242170130000	19132060110000	19132150350000	19132150110000
19132210230000	19242180260000	19242310140000	19132170150000	19132160080000
19134290270000	19132080270000	19132090090000	19242210160000	19132090010000
19132160350000	19242020310000	19134150070000	19132220150000	19242140290000

19242180040000	19132210240000	19132060120000	19132180060000	19242030320000
19132210120000	19132140190000	19242170320000	19134220120000	19242090060000
19132050090000	19242090050000	19132120070000	19132240190000	19242110060000
19134100170000	19132210170000	19132120340000	19132140320000	19132160150000
19134180250000	19132160190000	19132090360000	19242040140000	19132050380000
19242180230000	19242310050000	19134130340000	19132230040000	19242250030000
19132050180000	19134240240000	19132190110000	19132110070000	19134200310000
19132220260000	19132180220000	19132140050000	19132140040000	19132210220000
19242100300000	19242220100000	19132150200000	19242030080000	19132080190000
19132080160000	19132050240000	19134290120000	19132050250000	19132050280000
19132050230000	19134290180000	19132200030000	19134000110000	19132100030000
19134070130000	19134200320000	19134130290000	19242100230000	19132230210000
19134110350000	19132050310000	19134170360000	19132080130000	19134130020000
19132110170000	19132120360000	19132160070000	19134140020000	19134160020000
19132240200000	19134100120000	19134090180000	19132240150000	19132090340000
19134100110000	19132160340000	19242010190000	19132140020000	19132210190000
19132060160000	19132080140000	19242010130000	19132050270000	19134080250000
19132170160000	19132100260000	19132050330000	19134100190000	19132110160000
19134100340000	19134100220000	19132050130000	19132240290000	19132060270000
19242210250000	19132190180000	19134050330000	19132180040000	19132190160000
19242050230000	19132240120000	19132050170000	19132090190000	19134130160000
19134140350000	19242130160000	19132090110000	19132250060000	19132240270000
19132240050000	19132050160000	19242170120000	19134030110000	19242040220000
19134100240000	19132180380000	19242100030000	19242290030000	19132230240000
19132100130000	19132050150000	19134300220000	19242140380000	19132160310000
19132240110000	19242250270000	19242220110000	19242300270000	19242100150000
19134170330000	19134210010000	19132060190000		

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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