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	18124200060000
Property address	5322 S HUNT AVE
Township	Lyons (21)
Assessor neighborhood	21091
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$30,000	**$24,827**	**$5,173**

17.2% of the current assessed value.
Estimated tax effect about $1,097 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 305 other properties in assessor neighborhood 21091 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 $21.70 per square foot. This home is assessed at $26.22 per square foot, which is 21% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,144 square feet gives $24,827. 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	1,144 square feet
Land area	3,232 square feet
Year built	1966
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	$30,000
Assessed value per square foot	$26.22

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	969
2	Building area within 15% of this home	596
3	Built within 15 years of this home	335
4	Same building type	305
5	Same construction quality grade	305

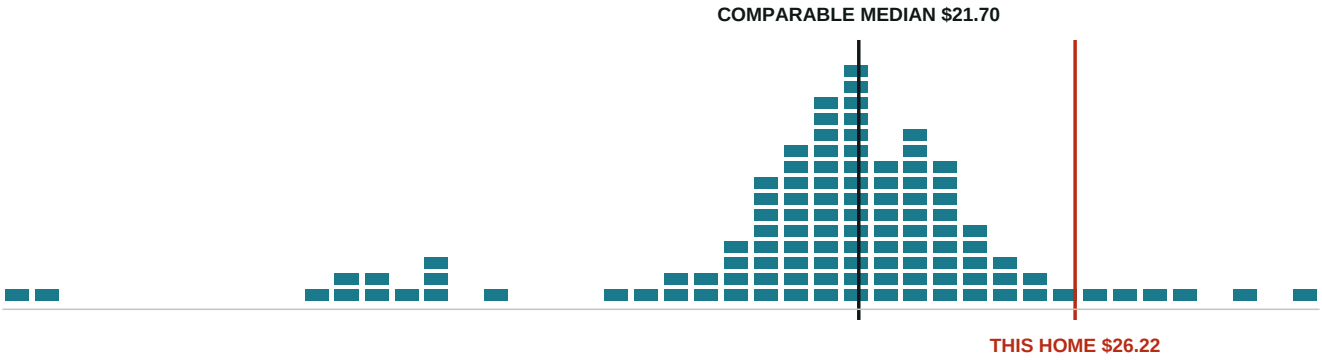
The comparable figure used is the median of all 305 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 305 properties 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	305
Lowest assessed	$3.80 per square foot
25th percentile	$20.18 per square foot
Median	$21.70 per square foot
75th percentile	$23.00 per square foot
Highest assessed	$31.33 per square foot
This home	$26.22 per square foot
Position	assessed above 294 of the 305 comparable properties, the 96th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 305 comparables	$21.70
Building area of this home	1,144 sq ft
Median multiplied by building area	**$24,827**
Current total assessed value	$30,000
Difference, the reduction requested	**$5,173**

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 $5,173 in assessed value is worth roughly $1,097 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

305 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 305 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
18241060120000	7734 W 65TH ST	1,136	1956	3	2	$4,321	$3.80
18133100360000	7616 W 62ND PL	1,121	1953	3	1	$12,328	$11.00
18124190350000	5435 S 72ND CT	1,152	1951	3	1	$14,793	$12.84
18124190030000	5435 S 72ND CT	1,152	1951	3	1	$14,861	$12.90
18134170380000	7325 W 61ST ST	1,123	1962	3	1	$21,001	$18.70
18134290200000	7301 W 62ND PL	1,142	1957	3	1	$22,000	$19.26
18242040070000	7533 W 63RD PL	1,140	1963	3	1	$22,000	$19.30
18134250240000	7314 W 62ND PL	1,135	1956	3	1	$22,001	$19.38
18134120340000		1,160	1956	3	1	$23,001	$19.83
18134220390000		1,152	1967	3	1	$23,001	$19.97
18134220370000		1,152	1968	3	1	$23,001	$19.97
18241150090000		1,148	1952	3	1	$23,000	$20.03
18134190280000		1,145	1958	3	1	$23,001	$20.09
18134090440000		1,140	1955	3	1	$23,000	$20.18
18134250170000		1,135	1956	3	1	$23,001	$20.27
18134250230000		1,135	1956	3	1	$23,001	$20.27
18134110140000		1,130	1957	3	1	$23,001	$20.35
18134120180000		1,129	1959	3	1	$23,001	$20.37
18134100430000		1,128	1959	3	1	$23,000	$20.39
18134120190000		1,128	1957	3	1	$23,001	$20.39
18134240150000		1,127	1954	3	1	$23,001	$20.41
18132250250000		1,123	1955	3	2	$23,000	$20.48
18134260210000		1,122	1956	3	1	$23,001	$20.50
18134230110000		1,129	1964	3	1	$23,610	$20.91
18132280080000		1,162	1956	3	1	$25,000	$21.51
18134100410000		1,159	1962	3	1	$25,000	$21.57
18132170320000		1,159	1957	3	1	$25,000	$21.57
18132200030000		1,152	1959	3	1	$25,000	$21.70
18134220400000		1,152	1966	3	1	$25,001	$21.70
18134170440000		1,152	1976	3	1	$25,001	$21.70
18134090460000		1,152	1967	3	1	$25,001	$21.70
18134220380000		1,152	1966	3	1	$25,001	$21.70
18134090470000		1,152	1967	3	1	$25,001	$21.70
18134160310000		1,151	1957	3	1	$25,000	$21.72
18241060040000		1,136	1956	3	1	$24,750	$21.79
18124200110000		1,144	1967	3	1	$25,000	$21.85
18124200070000		1,144	1966	3	1	$25,000	$21.85
18124010360000		1,144	1966	3	1	$25,000	$21.85
18124200100000		1,144	1969	3	1	$25,000	$21.85
18124200080000		1,144	1967	3	1	$25,000	$21.85

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
18134210300000		1,131	1961	3	1	$25,001	$22.11
18134100420000		1,128	1963	3	1	$25,000	$22.16
18132170310000		1,159	1957	3	1	$26,000	$22.43
18124180060000		1,152	1968	3	1	$26,001	$22.57
18132020670000		1,147	1964	2	1	$26,001	$22.67
18124010340000		1,144	1968	3	1	$26,000	$22.73
18124200090000		1,144	1967	3	2	$26,000	$22.73
18124010290000		1,144	1966	3	1	$26,000	$22.73
18124010350000		1,144	1967	3	1	$26,000	$22.73
18242040010000		1,140	1969	3	1	$26,000	$22.81
18132180270000		1,137	1959	3	2	$26,001	$22.87
18241160590000		1,124	1951	3	1	$25,893	$23.04
18124120070000		1,128	1965	3	1	$26,001	$23.05
18132020640000		1,123	1960	3	1	$26,000	$23.15
18132250400000		1,152	1956	3	1	$28,001	$24.31
18132180240000		1,150	1952	3	1	$28,001	$24.35
18124020330000		1,141	1958	3	1	$28,000	$24.54
18124180020000		1,152	1971	3	2	$29,001	$25.17
18132010330000		1,146	1952	3	1	$29,000	$25.31
18124200060000	**5322 S HUNT AVE**	**1,144**	**1966**	**3**	**2**	**$30,000**	**$26.22**
18241070270000		1,124	1956	2	1	$31,540	$28.06

Median of all 305 comparables: $21.70 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 21091, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 305 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.

18241060120000	18242030370000	18241150380000	18132300040000	18132300240000
18132300230000	18133100360000	18133100350000	18241150340000	18241150310000
18132260180000	18132260170000	18132080270000	18132080260000	18241150370000
18132300150000	18132300140000	18124100060000	18124100070000	18242060060000
18242060050000	18124190350000	18124190030000	18241150300000	18132300030000
18134130430000	18242080250000	18241150220000	18241020420000	18242030380000
18133100430000	18134240130000	18133080280000	18241040120000	18134170380000
18134200310000	18241040010000	18242000520000	18134060810000	18134220340000
18134110020000	18124010260000	18134290200000	18134040220000	18242040070000
18134120390000	18134250240000	18242050380000	18241030200000	18134200330000
18133010230000	18134200390000	18132170240000	18134190270000	18134180030000
18134120060000	18134260410000	18132200240000	18134250010000	18241040020000
18134100370000	18242050310000	18241030190000	18134120340000	18134170290000
18134220390000	18134220370000	18132210300000	18132210290000	18132210280000
18241150090000	18134190280000	18242040060000	18134260130000	18241030140000
18241030220000	18134090440000	18133100370000	18134210240000	18134250170000
18134250230000	18134110140000	18134110070000	18134120180000	18134100430000
18134120190000	18134160300000	18134240150000	18134170360000	18134160260000
18134260220000	18134260230000	18242000400000	18132250250000	18134260210000
18242060110000	18134290100000	18134120040000	18132300200000	18134130480000
18134130500000	18134260400000	18242080100000	18242060030000	18134120080000
18132210380000	18124140340000	18124140330000	18134260190000	18134250140000
18124020560000	18134170280000	18134170300000	18132250320000	18132240440000
18134230110000	18132240040000	18134260140000	18132160200000	18134170350000
18132290390000	18134100510000	18134100490000	18242080240000	18241030180000
18134130310000	18134280040000	18134040340000	18132270300000	18241020370000
18134250150000	18134250250000	18134130020000	18134050110000	18134040050000
18134050120000	18134220140000	18134180020000	18241080370000	18134290110000
18242000410000	18134130030000	18132280080000	18134100410000	18132170320000
18132210200000	18134290090000	18134250180000	18132110360000	18132240460000
18134120020000	18132200030000	18134220400000	18134170440000	18134090460000
18134220380000	18134090470000	18124050030000	18134160310000	18134210170000
18134260390000	18132170400000	18132120600000	18134180330000	18241060040000
18241160600000	18124020570000	18124020580000	18124020590000	18134130040000
18134260160000	18123020540000	18134260150000	18132270230000	18124200110000
18124200070000	18124010360000	18124200100000	18124200080000	18134290180000
18124020610000	18134240340000	18132240270000	18241020410000	18134210300000
18241070250000	18132120580000	18241080380000	18134100420000	18241130520000
18132210260000	18134210100000	18241020400000	18124200050000	18124200040000
18124200030000	18124200020000	18132280010000	18132150290000	18242050230000
18132170310000	18132250280000	18241160500000	18124010200000	18132250350000
18124180060000	18134210280000	18132020670000	18134180280000	18124010340000
18124200090000	18124010290000	18124010350000	18134210220000	18242040010000
18123020560000	18241110080000	18123020580000	18123020550000	18134260120000
18132180270000	18132300460000	18124060480000	18132050150000	18134100500000

18132160210000	18241080360000	18132150320000	18132180060000	18241160590000
18124120070000	18241090160000	18132240160000	18132170370000	18132030710000
18241120190000	18134060180000	18132110170000	18132020640000	18132180280000
18132250430000	18132040050000	18134260440000	18134300400000	18132110020000
18132040130000	18132250380000	18132250360000	18132050160000	18132270160000
18132290460000	18124010210000	18134180070000	18124040160000	18132040110000
18134250190000	18132270280000	18241090430000	18241090420000	18132210350000
18132280310000	18132210360000	18132080440000	18134250040000	18132190290000
18132220160000	18241060130000	18124020370000	18132080180000	18124010320000
18124010300000	18124010330000	18124010310000	18132250400000	18132280430000
18132180240000	18241090410000	18132260340000	18124020330000	18132210370000
18134180310000	18134170310000	18132200250000	18123020570000	18241080340000
18132280420000	18124180020000	18132010330000	18132280410000	18132170210000
18124040130000	18134030140000	18241120090000	18124070260000	18124020360000
18132040610000	18241120180000	18124200010000	18134210270000	18134120050000
18241070270000	18241140520000	18132030720000	18124100150000	18132240430000

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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