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	04103140060000
Property address	1713 MAPLE AVE
Township	Northfield (25)
Assessor neighborhood	25132
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$48,001	$42,888	$5,113

10.7% of the current assessed value.
Estimated tax effect about $1,084 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 237 other properties in assessor neighborhood 25132 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 $34.81 per square foot. This home is assessed at $38.96 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,232 square feet gives $42,888. 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	1,232 square feet
Land area	7,425 square feet
Year built	1951
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	No Central A/C
Rooms	6
Bedrooms	2
Full bathrooms	1
Half bathrooms	1

Total assessed value	$48,001
Assessed value per square foot	$38.96

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	536
2	Building area within 15% of this home	284
3	Built within 15 years of this home	269
4	Same building type	237
5	Same construction quality grade	237

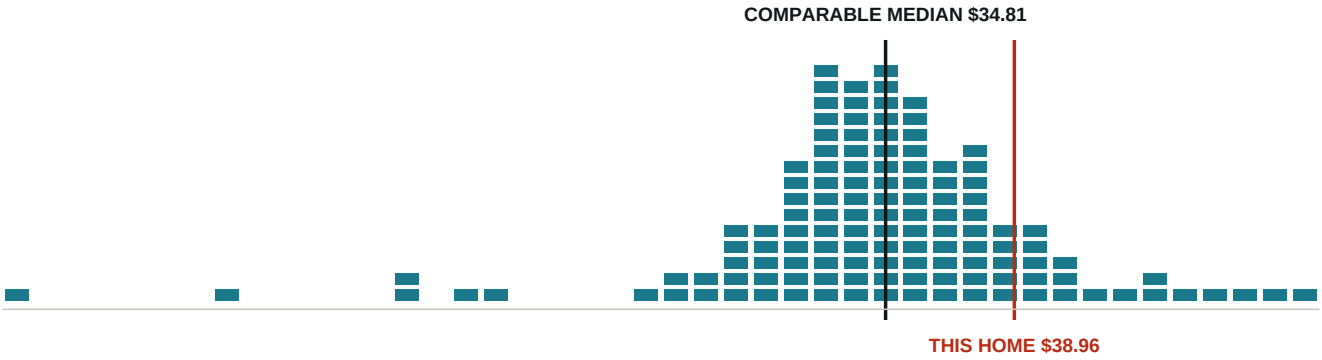
The comparable figure used is the median of all 237 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 237 properties 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	237
Lowest assessed	$6.34 per square foot
25th percentile	$32.63 per square foot
Median	$34.81 per square foot
75th percentile	$37.04 per square foot
Highest assessed	$48.80 per square foot
This home	$38.96 per square foot
Position	assessed above 209 of the 237 comparable properties, the 88th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 237 comparables	$34.81
Building area of this home	1,232 sq ft
Median multiplied by building area	**$42,888**
Current total assessed value	$48,001
Difference, the reduction requested	**$5,113**

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 $5,113 in assessed value is worth roughly $1,084 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

237 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 237 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
04353040230000	1740 DEWES ST	1,219	1956	3	1	$36,000	$29.53
04344130310000	2104 CENTRAL RD	1,179	1953	3	1	$34,870	$29.58
04103180090000	1722 ILLINOIS RD	1,241	1953	3	2	$37,824	$30.48
04343040300000	844 MEADOWLARK LN	1,206	1954	3	1	$37,000	$30.68
04103190680000	1535 CHURCH ST	1,282	1948	3	1	$39,743	$31.00
04103110200000	1916 OAK AVE	1,281	1953	3	1	$40,001	$31.23
04103190390000	1500 SYCAMORE LN	1,181	1950	3	1	$37,001	$31.33
04344140340000	2416 CENTRAL RD	1,244	1953	3	1	$39,000	$31.35
04103190280000	1404 SYCAMORE LN	1,288	1948	3	1	$41,000	$31.83
04103140050000	1717 MAPLE AVE	1,288	1951	3	1	$41,001	$31.83
04103140160000	1514 CHURCH ST	1,248	1951	3	1	$40,001	$32.05
04344140360000	600 SHERMER RD	1,183	1953	3	1	$38,000	$32.12
04344140230000	2413 ROBINCREST LN	1,240	1952	3	1	$40,000	$32.26
04343040270000	906 MEADOWLARK LN	1,205	1957	3	1	$38,922	$32.30
04103110180000	1924 OAK AVE	1,232	1951	3	1	$40,001	$32.47
04103190250000	1509 CHURCH ST	1,231	1948	3	1	$40,000	$32.49
04094140300000		1,201	1955	3	1	$39,259	$32.69
04344130830000		1,250	1955	3	1	$40,888	$32.71
04103150310000		1,185	1951	3	1	$39,000	$32.91
04344140350000		1,184	1954	3	1	$39,000	$32.94
04103160150000		1,213	1958	3	1	$40,001	$32.98
04103180130000		1,239	1951	3	2	$41,007	$33.10
04343040090000		1,269	1952	3	1	$42,000	$33.10
04103190490000		1,251	1950	3	1	$41,451	$33.13
04103100040000		1,207	1951	3	1	$40,001	$33.14
04092020170000		1,286	1954	3	1	$43,136	$33.54
04092090030000		1,201	1952	3	1	$40,371	$33.61
04103110170000		1,218	1951	3	1	$41,001	$33.66
04103160020000		1,216	1948	3	1	$41,001	$33.72
04343030210000		1,222	1953	3	2	$41,204	$33.72
04353200040000		1,262	1952	3	1	$43,000	$34.07
04103180030000		1,262	1951	3	1	$43,001	$34.07
04094110140000		1,183	1956	3	1	$40,460	$34.20
04344140100000		1,240	1953	3	1	$42,842	$34.55
04344140310000		1,184	1953	3	2	$41,000	$34.63
04094130130000		1,264	1948	3	1	$44,001	$34.81
04344130910000		1,229	1954	3	1	$43,000	$34.99
04092090210000		1,224	1952	3	1	$42,837	$35.00
04353250060000		1,226	1957	3	1	$43,000	$35.07
04344130950000		1,210	1955	3	1	$42,464	$35.09

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
04344130240000		1,198	1953	3	2	$42,148	$35.18
04344130920000		1,222	1955	3	1	$43,000	$35.19
04344150310000		1,179	1962	3	1	$42,000	$35.62
04103080140000		1,196	1957	3	1	$43,000	$35.95
04344130610000		1,190	1954	3	1	$43,000	$36.13
04103140270000		1,180	1952	3	1	$43,000	$36.44
04353250090000		1,226	1957	3	1	$44,697	$36.46
04092090040000		1,226	1952	3	2	$45,000	$36.70
04092060040000		1,260	1956	4	2	$46,467	$36.88
04344090130000		1,240	1952	3	1	$46,206	$37.26
04344130250000		1,203	1952	2	2	$45,089	$37.48
04094110620000		1,224	1948	2	1	$46,001	$37.58
04344090060000		1,271	1955	3	1	$48,000	$37.77
04343040020000		1,235	1952	3	1	$46,665	$37.79
04103140060000	**1713 MAPLE AVE**	**1,232**	**1951**	**2**	**1**	**$48,001**	**$38.96**
04353180120000		1,265	1948	3	1	$50,000	$39.53
04344010290000		1,271	1953	3	1	$51,000	$40.13
04094040110000		1,204	1948	3	1	$49,000	$40.70
04103190760000		1,252	1953	3	2	$52,001	$41.53
04353200090000		1,238	1949	3	2	$53,760	$43.42
04344130230000		1,190	1952	4	1	$58,000	$48.74

Median of all 237 comparables: $34.81 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 25132, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 237 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.

04103100160000	04353140250000	04094070060000	04094070050000	04103110080000
04103110070000	04094070280000	04094070290000	04353140260000	04103030470000
04344130850000	04103190560000	04343020030000	04353140140000	04103190420000
04103030290000	04353040230000	04344130310000	04343030110000	04094150110000
04103100150000	04343010180000	04103060060000	04103080050000	04343020120000
04103180090000	04344130320000	04343040300000	04344130900000	04103190680000
04103110200000	04103190390000	04344140340000	04103030280000	04343040210000
04103100170000	04343020110000	04343070060000	04103190520000	04103190280000
04103140050000	04103080230000	04103070010000	04353230090000	04103140160000
04344130790000	04344140360000	04344140230000	04343040270000	04103070070000
04343040380000	04344000150000	04103100070000	04353220030000	04103110180000
04103190250000	04343000280000	04094180110000	04344130880000	04344150230000
04103180070000	04103070040000	04094140300000	04344130830000	04343040290000
04103150310000	04344140350000	04103160150000	04103070030000	04343060060000
04103180130000	04343040090000	04103180050000	04103190490000	04103100040000
04343020040000	04353040220000	04343020090000	04343030100000	04344150270000
04344000200000	04103190310000	04103180020000	04103190410000	04344140240000
04092020170000	04092090030000	04343020140000	04344150260000	04353180090000
04103110170000	04103070200000	04103020290000	04103160020000	04343030210000
04343050140000	04343050280000	04344000220000	04103190200000	04343020130000
04103140140000	04353200040000	04103180030000	04343020100000	04103160090000
04094110140000	04103030390000	04103140170000	04343070170000	04353240150000
04344140100000	04094040250000	04344140310000	04103180100000	04103030540000
04103190320000	04103190350000	04094130130000	04343050260000	04344000140000
04094000470000	04092090100000	04103080210000	04343070080000	04344130910000
04092090210000	04103190550000	04343070160000	04353250060000	04344130950000
04353050140000	04344130240000	04344130920000	04344110180000	04103030230000
04344130940000	04344130820000	04344150050000	04353250080000	04343000180000
04103100140000	04103030380000	04103190570000	04353180140000	04343020060000
04344140190000	04344150310000	04103190270000	04353180210000	04103190670000
04344140120000	04103190480000	04353190170000	04344150180000	04344000230000
04103080140000	04353180290000	04092040010000	04344130610000	04344130730000
04344140220000	04094050260000	04344130550000	04094150160000	04344130760000
04092140030000	04103140270000	04344040360000	04353250090000	04344090010000
04092040340000	04092090040000	04094000460000	04103030480000	04092060040000
04343050230000	04094170010000	04344150020000	04092000130000	04094050250000
04344150210000	04344140170000	04344090130000	04353240230000	04103190650000
04353210210000	04353230100000	04094170090000	04344130250000	04094110620000
04343060080000	04092070010000	04353210050000	04344090060000	04343040020000
04343060050000	04353240170000	04353160250000	04103070190000	04092040190000
04353110170000	04344040390000	04103080130000	04353180010000	04344130510000
04092110120000	04344040260000	04353250100000	04344130040000	04092120020000
04103150160000	04344130010000	04103170050000	04353180120000	04344130280000
04353200030000	04092080010000	04343000230000	04344130710000	04092020420000
04344010290000	04353240060000	04092070090000	04353240070000	04094040110000

04103190760000 04094030090000 04353060170000 04344030320000 04353200010000
04353200090000 04353150030000 04344150160000 04092130050000 04353240220000
04344130230000 04103080090000

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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