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	15083120680000
Property address	519 MAPLE LN
Township	Proviso (31)
Assessor neighborhood	31020
Property class	234 Single-family, split level with basement
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$29,001	**$23,992**	**$5,009**

17.3% of the current assessed value.
Estimated tax effect about $1,062 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 39 other properties in assessor neighborhood 31020 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 $21.05 per square foot. This home is assessed at $25.44 per square foot, which is 21% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,140 square feet gives $23,992. 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	1,140 square feet
Land area	6,700 square feet
Year built	1980
Building type	Split Level
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Partial
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$29,001
Assessed value per square foot	$25.44

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	151
2	Building area within 15% of this home	111
3	Built within 15 years of this home	39
4	Same building type	39
5	Same construction quality grade	39

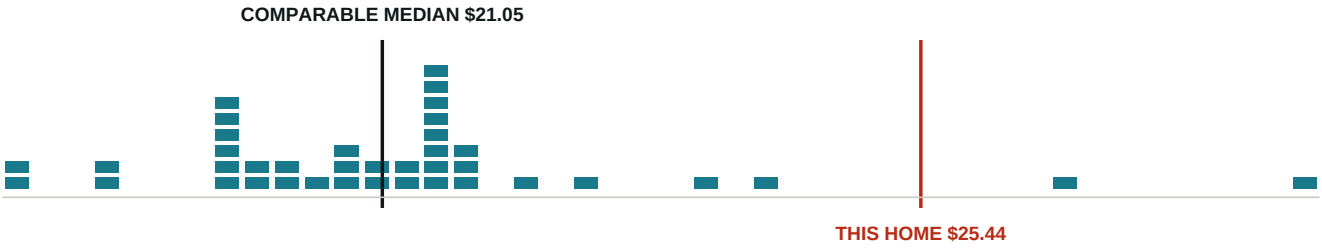
The comparable figure used is the median of all 39 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 39 properties 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	39
Lowest assessed	$17.95 per square foot
25th percentile	$19.86 per square foot
Median	$21.05 per square foot
75th percentile	$21.51 per square foot
Highest assessed	$28.69 per square foot
This home	$25.44 per square foot
Position	assessed above 37 of the 39 comparable properties, the 95th percentile



$17.95 per sq ft — 39 comparable properties by assessed value per square foot, one mark is one property — $28.69 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 39 comparables	$21.05
Building area of this home	1,140 sq ft
Median multiplied by building area	**$23,992**
Current total assessed value	$29,001
Difference, the reduction requested	**$5,009**

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 $5,009 in assessed value is worth roughly $1,062 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

All 39 properties that passed every filter, sorted by assessed value per square foot. This home is shown in its own place in that order.

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
15093090950000	529 BOHLAND AVE	1,226	1972	3	1	$22,001	$17.95
15093090940000	527 BOHLAND AVE	1,226	1968	3	1	$22,001	$17.95
15082070020000	35 GRANVILLE AVE	1,124	1979	2	1	$21,000	$18.68
15092190070000	229 S 32ND AVE	1,166	1965	3	1	$22,000	$18.87
15083120630000	543 52ND AVE	1,218	1973	3	1	$24,000	$19.70
15083120640000	547 52ND AVE	1,218	1973	3	1	$24,000	$19.70
15083110630000	543 53RD AVE	1,218	1973	3	1	$24,000	$19.70
15083110650000	552 52ND AVE	1,218	1973	3	1	$24,000	$19.70
15083110640000	548 52ND AVE	1,218	1973	3	1	$24,000	$19.70
15092190040000	235 S 32ND AVE	1,116	1965	3	1	$22,000	$19.71
15092100310000	343 EASTERN AVE	1,100	1984	3	1	$22,000	$20.00
15093100740000	528 RICE AVE	1,095	1975	3	1	$22,000	$20.09
15083140460000	564 49TH AVE	1,240	1977	3	1	$25,000	$20.16
15083140440000	553 50TH AVE	1,239	1977	3	1	$25,000	$20.18
15083120650000	552 51ST AVE	1,218	1973	3	2	$25,000	$20.53
15083140450000	560 49TH AVE	1,205	1977	3	1	$25,000	$20.75
15083130600000	557 51ST AVE	1,199	1976	3	1	$25,000	$20.85
15083130590000	553 51ST AVE HSE	1,199	1976	3	1	$25,000	$20.85
15092190130000	226 ZUELKE DR	1,148	1965	3	1	$24,000	$20.91
15084060390000	432 ENGLEWOOD AVE	1,283	1968	3	2	$27,001	$21.05
15092190010000	241 S 32ND AVE	1,134	1965	3	1	$24,000	$21.16
15092030280000	227 ZUELKE DR	1,125	1965	3	1	$24,000	$21.33
15092020400000	244 S 32ND AVE	1,116	1965	3	1	$24,000	$21.51
15092030240000	219 ZUELKE DR	1,116	1965	3	1	$24,000	$21.51
15092030310000	233 ZUELKE DR	1,116	1965	3	1	$24,000	$21.51
15092030260000	223 ZUELKE DR	1,116	1965	3	1	$24,000	$21.51
15092020370000	238 S 32ND AVE	1,116	1965	3	1	$24,000	$21.51
15092030330000	237 ZUELKE DR	1,116	1965	3	1	$24,000	$21.51
15083130610000	554 50TH AVE	1,162	1978	3	1	$25,000	$21.51
15083130620000	550 50TH AVE	1,162	1977	3	1	$25,000	$21.51
15083110600000	4530 BUTTERFIELD RD	1,286	1971	3	1	$28,000	$21.77
15083110610000	4534 BUTTERFIELD RD	1,286	1971	3	1	$28,000	$21.77
15083110590000	502 MAPLE LN	1,286	1972	3	1	$28,001	$21.77
15083110620000	539 53RD AVE	1,218	1973	3	2	$27,000	$22.17
15083140430000	549 50TH AVE	1,239	1977	3	2	$28,000	$22.60
15083120700000	4508 BUTTERFIELD RD	1,271	1986	3	1	$30,000	$23.60
15093070890000	607 MARSHALL AVE	1,200	1989	3	2	$29,000	$24.17
15083120680000	**519 MAPLE LN**	**1,140**	**1980**	**3**	**1**	**$29,001**	**$25.44**
15083130050000	508 50TH AVE	1,094	1994	4	2	$29,000	$26.51
15083120690000	511 MAPLE LN	1,185	1986	3	1	$34,001	$28.69

Median of all 39 comparables: $21.05 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 31020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 39 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.

15093090950000	15093090940000	15082070020000	15092190070000	15083120630000
15083120640000	15083110630000	15083110650000	15083110640000	15092190040000
15092100310000	15093100740000	15083140460000	15083140440000	15083120650000
15083140450000	15083130600000	15083130590000	15092190130000	15084060390000
15092190010000	15092030280000	15092020400000	15092030240000	15092030310000
15092030260000	15092020370000	15092030330000	15083130610000	15083130620000
15083110600000	15083110610000	15083110590000	15083110620000	15083140430000
15083120700000	15093070890000	15083130050000	15083120690000	

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.

Prepared from Cook County Assessor published data by appealcomps.com, which is not a law firm, does not file appeals and does not give legal advice.