LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 15 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	13054140130000
Property address	5745 N MANTON AVE
Township	Jefferson (71)
Assessor neighborhood	71010
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$37,001

11.0% of the current assessed value.

COMPARABLES IMPLY

$32,942

REDUCTION REQUESTED

$4,059

Estimated tax effect about $861 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 304 other properties in assessor neighborhood 71010 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 $26.27 per square foot. This home is assessed at $29.51 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,254 square feet gives $32,942. 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	1,254 square feet
Land area	5,625 square feet
Year built	1925
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$37,001
Assessed value per square foot	$29.51

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	1,425
2	Building area within 15% of this home	823
3	Built within 15 years of this home	576
4	Same building type	304
5	Same construction quality grade	304

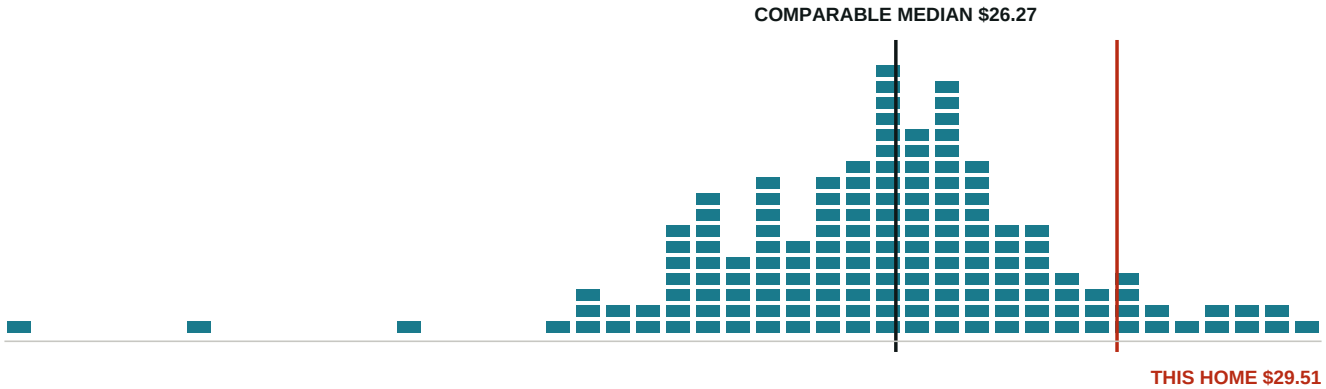
The comparable figure used is the median of all 304 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 304 properties 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	304
Lowest assessed	$13.22 per square foot
25th percentile	$24.61 per square foot
Median	$26.27 per square foot
75th percentile	$27.29 per square foot
Highest assessed	$32.50 per square foot
This home	$29.51 per square foot
Position	assessed above 284 of the 304 comparable properties, the 93rd percentile



$13.22 per sq ft — 304 comparable properties by assessed value per square foot, one mark is 2 properties — $32.50 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 304 comparables	$26.27
Building area of this home	1,254 sq ft
Median multiplied by building area	**$32,942**
Current total assessed value	$37,001
Difference, the reduction requested	**$4,059**

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 $4,059 in assessed value is worth roughly $861 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

304 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 304 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
13082100030000	5477 N MONITOR AVE	1,272	1923	3	1	$20,277	$15.94
13082080160000	5472 N MARMORA AVE	1,267	1923	3	1	$27,639	$21.81
13082230350000	5287 N NORTHWEST HWY	1,224	1924	4	1	$26,780	$21.88
13082230320000	5297 N NORTHWEST HWY	1,234	1922	3	1	$27,001	$21.88
13082230390000	5275 N NORTHWEST HWY	1,224	1922	3	1	$27,000	$22.06
13054090160000	5805 N MASON AVE	1,254	1923	4	1	$28,681	$22.87
13082230360000	5283 N NORTHWEST HWY	1,224	1923	3	1	$28,000	$22.88
13082080010000	5485 N MASON AVE	1,224	1924	3	1	$28,000	$22.88
13082230370000	5281 N NORTHWEST HWY	1,224	1922	3	1	$28,000	$22.88
13082230290000	5305 N NORTHWEST HWY	1,224	1919	3	1	$28,000	$22.88
13082230600000	5314 N MAGNET AVE	1,275	1922	3	1	$30,000	$23.53
13082080190000	5462 N MARMORA AVE	1,267	1922	3	1	$30,000	$23.68
13082230310000	5299 N NORTHWEST HWY	1,224	1923	3	1	$29,001	$23.69
13082230300000	5301 N NORTHWEST HWY	1,224	1920	3	1	$29,001	$23.69
13082100490000		1,232	1922	3	1	$30,000	$24.35
13092150240000		1,224	1928	2	1	$30,000	$24.51
13093020040000		1,280	1913	3	1	$32,000	$25.00
13054000470000		1,277	1925	4	1	$32,101	$25.14
13082100160000		1,272	1922	4	1	$32,000	$25.16
13082000270000		1,257	1922	3	1	$32,000	$25.46
13091320160000		1,238	1928	4	3	$31,779	$25.67
13082090310000		1,242	1922	4	1	$32,000	$25.76
13082090180000		1,242	1923	4	1	$32,000	$25.76
13091240270000		1,242	1923	3	1	$32,001	$25.77
13082150080000		1,275	1915	2	1	$33,001	$25.88
13054060080000		1,283	1923	3	2	$33,252	$25.92
13082100480000		1,272	1923	3	1	$33,000	$25.94
13082100310000		1,272	1922	4	1	$33,000	$25.94
13082090120000		1,267	1922	3	2	$33,000	$26.05
13054060200000		1,257	1923	3	1	$33,000	$26.25
13091100260000		1,254	1929	5	1	$33,000	$26.32
13054130300000		1,251	1926	3	1	$33,000	$26.38
13091290300000		1,250	1928	3	1	$33,000	$26.40
13091290010000		1,280	1928	2	1	$34,001	$26.56
13091290030000		1,242	1927	2	1	$33,000	$26.57
13054300330000		1,239	1914	2	2	$33,000	$26.63
13054080270000		1,275	1923	4	1	$34,048	$26.70
13054030230000		1,280	1921	4	1	$34,220	$26.73
13043060060000		1,278	1927	3	1	$34,201	$26.76
13091330430000		1,266	1922	3	2	$34,000	$26.86

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13091150040000		1,266	1923	3	1	$34,000	$26.86
13054090100000		1,257	1923	4	1	$34,000	$27.05
13091300300000		1,250	1923	3	1	$34,000	$27.20
13091040090000		1,230	1923	3	1	$34,000	$27.64
13054050220000		1,224	1922	2	1	$34,000	$27.78
13054070350000		1,224	1920	4	1	$34,000	$27.78
13054080290000		1,275	1923	4	1	$35,604	$27.92
13054150060000		1,284	1925	4	1	$36,000	$28.04
13054220200000		1,275	1926	3	1	$36,000	$28.24
13054060090000		1,267	1923	3	2	$36,000	$28.41
13091320210000		1,262	1927	3	1	$36,000	$28.53
13054090030000		1,254	1923	4	1	$36,000	$28.71
13054090070000		1,254	1926	4	1	$36,000	$28.71
13091010110000		1,277	1928	2	1	$37,001	$28.97
13054050230000		1,275	1922	4	1	$37,000	$29.02
13054060280000		1,257	1923	4	1	$37,001	$29.44
13054140130000	**5745 N MANTON AVE**	**1,254**	**1925**	**3**	**1**	**$37,001**	**$29.51**
13052120200000		1,233	1931	3	1	$36,649	$29.72
13091090200000		1,241	1925	5	2	$37,000	$29.81
13054310370000		1,243	1923	3	1	$38,000	$30.57
13054120100000		1,248	1920	4	1	$39,224	$31.43

Median of all 304 comparables: $26.27 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71010, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 304 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.

13082230490000	13082230500000	13082100030000	13082080020000	13082110020000
13082080160000	13082000400000	13082230350000	13082230320000	13082230400000
13082080170000	13082230390000	13082090170000	13082230180000	13082230210000
13082150220000	13054090160000	13082230360000	13082080010000	13082230370000
13082230290000	13082000060000	13082100170000	13082080210000	13082230590000
13082000090000	13054180050000	13093020060000	13091150340000	13082000280000
13082230200000	13082100150000	13082090150000	13082090130000	13054200110000
13091320050000	13082000450000	13082230600000	13054300110000	13054300130000
13082000070000	13082100180000	13082080190000	13082000050000	13082230310000
13082230300000	13082100380000	13054180020000	13082000300000	13054330060000
13054100290000	13091340270000	13054100300000	13082090160000	13082090110000
13082090320000	13091280130000	13054000340000	13043030230000	13054100400000
13082080060000	13054100150000	13082100490000	13054210050000	13082230560000
13091340300000	13082010120000	13091250030000	13054200430000	13082080200000
13092190300000	13082100460000	13092150240000	13082100090000	13082100570000
13092200380000	13082000310000	13082000290000	13054200130000	13092190290000
13054090230000	13091240180000	13052150130000	13054190300000	13054130320000
13093020040000	13054090220000	13054330030000	13082100300000	13082100390000
13054240260000	13054030030000	13054000470000	13082100160000	13054000410000
13082100210000	13082090280000	13054230120000	13082100370000	13082100350000
13054150030000	13082150020000	13054090210000	13054160280000	13054160270000
13054120170000	13054230350000	13082000270000	13082000420000	13054160260000
13054110110000	13054220240000	13054220150000	13091150110000	13082100360000
13091320160000	13054090200000	13082090310000	13082090180000	13091240270000
13091330400000	13054100390000	13054090290000	13054110360000	13082230520000
13091260330000	13082080230000	13082150080000	13054060080000	13092190310000
13091260110000	13082100480000	13082100310000	13054330040000	13054090060000
13054090300000	13091320250000	13054100310000	13091280070000	13093020050000
13082090120000	13054200140000	13082090340000	13082000080000	13054080330000
13054110150000	13054200420000	13082000410000	13054200460000	13054260220000
13054060200000	13054120020000	13054110200000	13054130330000	13082090330000
13091100260000	13091260170000	13091280040000	13091080160000	13054090240000
13054220250000	13054220140000	13054220180000	13054130300000	13091290300000
13054000350000	13091280050000	13054200120000	13091290010000	13091290030000
13091040400000	13082000320000	13054330020000	13054300330000	13054320080000
13082060150000	13054070380000	13054110310000	13092200290000	13054080270000
13091280170000	13054030230000	13091110110000	13043060060000	13054200060000
13054200090000	13054200020000	13082010110000	13091280110000	13082000330000
13091330430000	13091150040000	13082000340000	13054080110000	13054060060000
13054060270000	13054060290000	13054160320000	13054110210000	13054090190000
13054090250000	13091150100000	13092150160000	13091300310000	13054200070000
13054030060000	13091320150000	13054090100000	13054300320000	13091330160000
13054240130000	13054120180000	13054070390000	13054290290000	13091060360000
13054100280000	13054110240000	13091300300000	13054050210000	13091300220000
13054060250000	13054070410000	13091150310000	13091150020000	13091290130000

13054080230000	13054120030000	13054260370000	13054260350000	13054000440000
13054090280000	13054090170000	13054090260000	13054200040000	13054200190000
13054200400000	13054260240000	13091080410000	13054200050000	13054030180000
13091040090000	13054230590000	13054030280000	13054030270000	13054050220000
13054070350000	13054220160000	13054080290000	13052130180000	13054260210000
13054060130000	13043060180000	13054270380000	13054150060000	13054020060000
13052080050000	13054090270000	13054220200000	13054200030000	13054100430000
13054000370000	13054000150000	13054090080000	13054060090000	13054030210000
13054200470000	13082100020000	13091320210000	13052130140000	13091340280000
13054090030000	13054090070000	13091320480000	13093020030000	13091060370000
13091010110000	13054200180000	13054050230000	13054070360000	13092210050000
13091280220000	13092210080000	13054060280000	13054290040000	13054030130000
13054150040000	13052120200000	13054050180000	13091090200000	13054120060000
13054030240000	13054050190000	13054310370000	13091010040000	13054130100000
13043050360000	13092150210000	13091000250000	13092190070000	13054120100000
13052130100000	13091330020000	13054020080000	13091090090000	

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	15 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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