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	19202010390000
Property address	5812 W 63RD PL
Township	Lake (72)
Assessor neighborhood	72380
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$38,000

14.6% of the current assessed value.

COMPARABLES IMPLY

$32,440

Estimated tax effect about $1,179 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,560

SECTION 1

The argument in one paragraph

The Assessor values 322 other properties in assessor neighborhood 72380 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 $19.21 per square foot. This home is assessed at $22.50 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,689 square feet gives $32,440. 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	1,689 square feet
Land area	3,510 square feet
Year built	1961
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	7
Bedrooms	5
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$38,000
Assessed value per square foot	$22.50

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	1,292
2	Building area within 15% of this home	458
3	Built within 15 years of this home	323
4	Same building type	322
5	Same construction quality grade	322

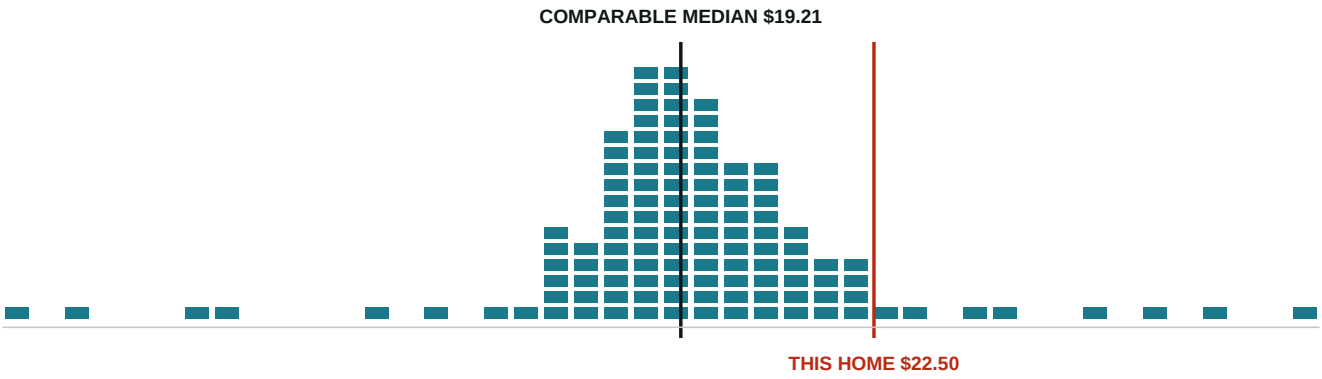
The comparable figure used is the median of all 322 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 322 properties 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	322
Lowest assessed	$7.64 per square foot
25th percentile	$18.34 per square foot
Median	$19.21 per square foot
75th percentile	$20.32 per square foot
Highest assessed	$30.09 per square foot
This home	$22.50 per square foot
Position	assessed above 311 of the 322 comparable properties, the 97th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 322 comparables	$19.21
Building area of this home	1,689 sq ft
Median multiplied by building area	**$32,440**
Current total assessed value	$38,000
Difference, the reduction requested	**$5,560**

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 $5,560 in assessed value is worth roughly $1,179 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

322 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 322 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
19184220530000	6224 S RUTHERFORD AVE	1,665	1960	3	1	$27,861	$16.73
19173230380000	6152 S MCVICKER AVE	1,710	1949	3	2	$29,061	$16.99
19174090230000	6006 S MAYFIELD AVE	1,680	1946	3	2	$29,005	$17.26
19172130070000	5619 S MASSASOIT AVE	1,670	1957	3	2	$28,839	$17.27
19184110530000	6559 W 60TH PL	1,730	1951	4	1	$30,000	$17.34
19173160170000	6049 S MCVICKER AVE	1,697	1949	2	2	$29,585	$17.43
19173220170000	6149 S MOODY AVE	1,690	1955	4	2	$29,544	$17.48
19171040130000	5525 S MELVINA AVE	1,649	1954	5	2	$29,128	$17.66
19181250280000	5819 S NEVA AVE	1,680	1956	3	2	$30,111	$17.92
19172080560000	5636 S MASON AVE	1,728	1954	3	2	$31,000	$17.94
19184200090000	6124 S NAGLE AVE	1,726	1949	3	1	$31,000	$17.96
19173240400000		1,707	1947	4	2	$31,000	$18.16
19184110320000		1,695	1950	4	2	$31,000	$18.29
19184110470000		1,695	1950	4	2	$31,000	$18.29
19171100290000		1,727	1953	5	2	$31,604	$18.30
19073030230000		1,656	1959	4	1	$30,501	$18.42
19184270610000		1,727	1950	4	2	$32,000	$18.53
19174270110000		1,724	1948	4	2	$32,000	$18.56
19184110400000		1,667	1950	4	2	$31,000	$18.60
19173320060000		1,720	1959	4	2	$32,000	$18.60
19083230500000		1,717	1955	3	2	$32,000	$18.64
19172040370000		1,662	1954	5	2	$31,000	$18.65
19173210080000		1,660	1952	3	2	$31,000	$18.67
19173160330000		1,656	1952	3	2	$31,000	$18.72
19184110460000		1,654	1950	3	2	$31,000	$18.74
19171110230000		1,704	1950	4	1	$32,000	$18.78
19171060380000		1,716	1955	4	2	$32,400	$18.88
19174130450000		1,684	1960	4	2	$32,000	$19.00
19184190320000		1,680	1950	3	2	$31,959	$19.02
19181150550000		1,734	1955	4	2	$33,000	$19.03
19073050810000		1,728	1960	4	2	$33,000	$19.10
19172000150000		1,727	1952	3	2	$33,000	$19.11
19073200250000		1,661	1952	3	2	$31,749	$19.11
19172110380000		1,719	1954	7	2	$33,000	$19.20
19074140180000		1,666	1948	5	1	$32,000	$19.21
19173150380000		1,656	1952	6	2	$32,000	$19.32
19174090130000		1,655	1955	4	2	$32,000	$19.34
19182270290000		1,667	1953	3	2	$32,300	$19.38
19184190590000		1,680	1951	4	2	$33,000	$19.64
19172090540000		1,729	1961	3	1	$34,000	$19.66

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19171200340000		1,728	1952	2	2	$34,000	$19.68
19182260110000		1,728	1953	2	1	$34,000	$19.68
19182020350000		1,718	1951	4	2	$34,000	$19.79
19184180540000		1,717	1951	5	2	$34,000	$19.80
19182220140000		1,711	1952	3	2	$34,000	$19.87
19182140010000		1,659	1950	4	2	$33,000	$19.89
19181190290000		1,680	1948	5	2	$33,718	$20.07
19174050140000		1,679	1960	4	2	$34,000	$20.25
19074040210000		1,728	1960	4	2	$35,000	$20.25
19174020280000		1,661	1963	3	2	$34,000	$20.47
19181210240000		1,728	1954	4	2	$35,415	$20.49
19182280160000		1,651	1950	3	2	$33,917	$20.54
19192100350000		1,728	1961	4	2	$36,000	$20.83
19181250160000		1,724	1951	4	2	$36,000	$20.88
19074100190000		1,724	1947	4	3	$36,000	$20.88
19182010270000		1,724	1949	3	2	$37,000	$21.46
19202010390000	**5812 W 63RD PL**	**1,689**	**1961**	**5**	**2**	**$38,000**	**$22.50**
19074110380000		1,656	1950	4	3	$38,581	$23.30
19074150430000		1,682	1959	4	2	$44,000	$26.16
19182020330000		1,668	1951	4	1	$44,000	$26.38
19182170210000		1,728	1949	4	3	$52,000	$30.09

Median of all 322 comparables: $19.21 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72380, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 322 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.

19083200150000	19181090410000	19181090400000	19084060240000	19084060230000
19083160030000	19083160040000	19083200140000	19173210090000	19171120120000
19184260160000	19184290220000	19173130300000	19184220530000	19173160100000
19172140080000	19184080610000	19184100390000	19173230380000	19172080500000
19182310210000	19172100410000	19173240130000	19174020180000	19192040470000
19171280130000	19181220200000	19184180670000	19173240020000	19174090230000
19172130070000	19184080580000	19184110530000	19073280230000	19173160170000
19192030340000	19184120230000	19173220170000	19171070620000	19174140250000
19171180460000	19171040130000	19173230110000	19182170320000	19084050430000
19074180210000	19172100260000	19171180130000	19184180650000	19074040140000
19173160070000	19181250280000	19074140330000	19074040170000	19182100220000
19172080560000	19184200090000	19172100250000	19192020630000	19073080230000
19192030400000	19201110540000	19172160670000	19073140120000	19182280380000
19074240240000	19173240400000	19173140150000	19181130290000	19074080350000
19073130450000	19192100320000	19182270180000	19173160010000	19184110320000
19184110470000	19172160640000	19171100290000	19173150400000	19192100240000
19201110320000	19173060190000	19184180630000	19074130400000	19191020840000
19184090630000	19073030230000	19182290560000	19181310470000	19074030510000
19184290230000	19174060280000	19181230500000	19083090580000	19074060270000
19184270610000	19074100370000	19191020750000	19174270110000	19172280290000
19184110400000	19173320060000	19171180140000	19172160680000	19191090320000
19083230500000	19172040370000	19074040150000	19173210080000	19074090360000
19083090550000	19083110600000	19171180440000	19173160330000	19182220110000
19171140230000	19192080300000	19184110460000	19201020060000	19181230450000
19074260510000	19073120170000	19171110230000	19084240590000	19184110540000
19083190560000	19171270400000	19073090220000	19083040580000	19171060380000
19073030480000	19191100390000	19192050500000	19073300260000	19073240200000
19074200410000	19182280130000	19174130450000	19184190320000	19181150550000
19191070500000	19192040430000	19074010480000	19172090490000	19181000280000
19181040110000	19181190160000	19073050810000	19182280300000	19172000150000
19073200250000	19182250550000	19171050020000	19074170190000	19172120080000
19073270220000	19184210300000	19173210060000	19171230520000	19172110380000
19173160090000	19074140180000	19074180170000	19182020360000	19181250200000
19074130270000	19181060360000	19173160080000	19181270220000	19073160360000
19173150380000	19174090130000	19171110280000	19171060390000	19182270290000
19074100310000	19181080370000	19083100600000	19181280360000	19171260180000
19184040250000	19192100180000	19184100560000	19174180010000	19074130170000
19073110240000	19073220430000	19083000680000	19182120370000	19184190590000
19172090540000	19083080590000	19073290010000	19171200340000	19182260110000
19181270350000	19171250490000	19192050360000	19182190120000	19172260400000
19083090560000	19192010540000	19083250370000	19073160180000	19083110580000
19172190300000	19182020350000	19184180540000	19182270240000	19171140410000
19171150530000	19182220140000	19074110230000	19172190320000	19182050370000
19182140010000	19181210280000	19181120290000	19181180110000	19073220220000
19182310330000	19181230370000	19074050330000	19181190290000	19073140260000

19173060110000	19171050080000	19074230440000	19212060290000	19074000550000
19073090140000	19192000140000	19171260100000	19073190270000	19182250530000
19084070570000	19073110040000	19174050140000	19074040210000	19073220150000
19182280430000	19174090240000	19083040500000	19074090200000	19192050610000
19073170320000	19073190160000	19171140300000	19174020280000	19083120500000
19083120490000	19181210240000	19074110290000	19181210250000	19074210290000
19182280160000	19083030470000	19184120150000	19073210310000	19171200390000
19073010030000	19073110010000	19074150180000	19083040510000	19074180180000
19171240360000	19192100350000	19073180330000	19181180260000	19181250160000
19074100190000	19184280430000	19182270160000	19074230210000	19181210270000
19171190320000	19073170190000	19181100200000	19184250120000	19172170540000
19073120200000	19074090140000	19192110370000	19181140390000	19182270230000
19074040200000	19182240610000	19074100340000	19074080020000	19182280290000
19074040180000	19182010270000	19181110290000	19181060310000	19073240460000
19083030040000	19073220310000	19181280300000	19182210120000	19182190140000
19073280010000	19181170260000	19181150410000	19172000510000	19192110020000
19184160480000	19083020340000	19182310360000	19073160370000	19182170220000
19182010400000	19202050260000	19182280110000	19192050410000	19074110380000
19181110220000	19084010110000	19074150430000	19182020330000	19074290250000
19172250700000	19182170210000			

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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