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	15324100320000
Property address	441 MALDEN AVE
Township	Proviso (31)
Assessor neighborhood	31152
Property class	206 Single-family, split level
Assessment stage	Mailed value for 2026

ASSESSED NOW

$125,000

37.3% of the current assessed value.

COMPARABLES IMPLY

$78,412

Estimated tax effect about $9,881 a year at a 7% composite rate.

REDUCTION REQUESTED

$46,588

SECTION 1

The argument in one paragraph

The Assessor values 17 other properties in assessor neighborhood 31152 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 $20.82 per square foot. This home is assessed at $33.19 per square foot, which is 59% above that median. Applying the median the Assessor already uses for those neighbors to this home's 3,766 square feet gives $78,412. 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	3,766 square feet
Land area	11,837 square feet
Year built	1942
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Partial
Central air	Central A/C
Rooms	11
Bedrooms	6
Full bathrooms	3
Half bathrooms	1

Total assessed value	$125,000
Assessed value per square foot	$33.19

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	110
2	Building area within 15% of this home	19
3	Built within 15 years of this home	18
4	Same building type	17
5	Same construction quality grade	17

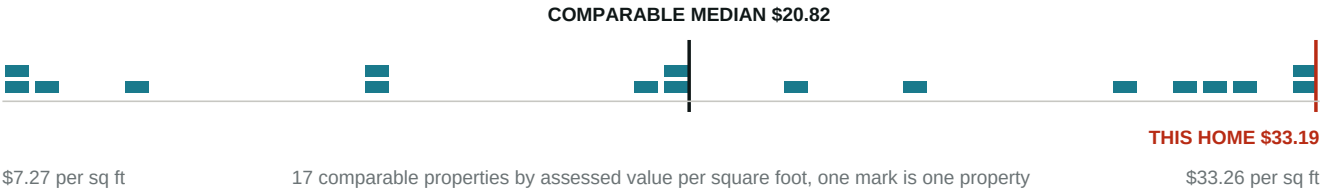
The comparable figure used is the median of all 17 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 17 properties 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	17
Lowest assessed	$7.27 per square foot
25th percentile	$14.43 per square foot
Median	$20.82 per square foot
75th percentile	$30.62 per square foot
Highest assessed	$33.26 per square foot
This home	$33.19 per square foot
Position	assessed above 16 of the 17 comparable properties, the 94th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 17 comparables	$20.82
Building area of this home	3,766 sq ft
Median multiplied by building area	**$78,412**
Current total assessed value	$125,000
Difference, the reduction requested	**$46,588**

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 $46,588 in assessed value is worth roughly $9,881 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 17 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
15324040150000	500 MALDEN AVE	4,076	1939	4	2	$29,619	$7.27
15324060090000	511 DOVER AVE	3,476	1942	4	2	$26,548	$7.64
15324130080000	318 N EDGEWOOD AVE	4,148	1937	5	3	$33,735	$8.13
15324110200000	418 N PARK RD	3,829	1937	7	4	$38,573	$10.07
15324020320000	615 N EDGEWOOD AVE	4,092	1949	6	3	$59,065	$14.43
15324020310000	615 N EDGEWOOD AVE	4,092	1949	6	3	$59,111	$14.45
15324050290000	511 MALDEN AVE	4,298	1954	6	3	$87,000	$20.24
15324130090000	318 N EDGEWOOD AVE	4,148	1937	5	3	$85,245	$20.55
15324040130000	500 MALDEN AVE	4,076	1939	4	2	$84,866	$20.82
15324110210000	418 N PARK RD	3,829	1937	7	4	$86,811	$22.67
15324060100000	511 DOVER AVE	3,476	1942	4	2	$88,634	$25.50
15324100330000	435 MALDEN AVE	3,730	1941	6	2	$109,000	$29.22
15324030150000	643 N PARK RD	3,658	1947	5	2	$112,000	$30.62
15324070230000	517 N PARK RD	3,422	1950	4	3	$107,000	$31.27
15324070210000	535 N PARK RD	3,931	1949	6	2	$124,000	$31.54
15324100310000	408 DOVER AVE	3,365	1952	6	3	$110,000	$32.69
15324100320000	**441 MALDEN AVE**	**3,766**	**1942**	**6**	**3**	**$125,000**	**$33.19**
15324110290000	411 DOVER AVE	3,337	1950	4	3	$111,000	$33.26

Median of all 17 comparables: $20.82 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 31152, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 17 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.

15324040150000	15324060090000	15324130080000	15324110200000	15324020320000
15324020310000	15324050290000	15324130090000	15324040130000	15324110210000
15324060100000	15324100330000	15324030150000	15324070230000	15324070210000
15324100310000	15324110290000			

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.

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.