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	31172040300000
Property address	5759 WOODGATE DR
Township	Rich (32)
Assessor neighborhood	32175
Property class	207 Single-family, one story, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$25,001

14.2% of the current assessed value.

COMPARABLES IMPLY

$21,454

REDUCTION REQUESTED

$3,547

Estimated tax effect about $752 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 247 other properties in assessor neighborhood 32175 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 $12.72 per square foot. This home is assessed at $14.82 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,687 square feet gives $21,454. 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	1,687 square feet
Land area	8,961 square feet
Year built	1986
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame + Masonry
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	1

Total assessed value	$25,001
Assessed value per square foot	$14.82

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	274
2	Building area within 15% of this home	247
3	Built within 15 years of this home	247
4	Same building type	247
5	Same construction quality grade	247

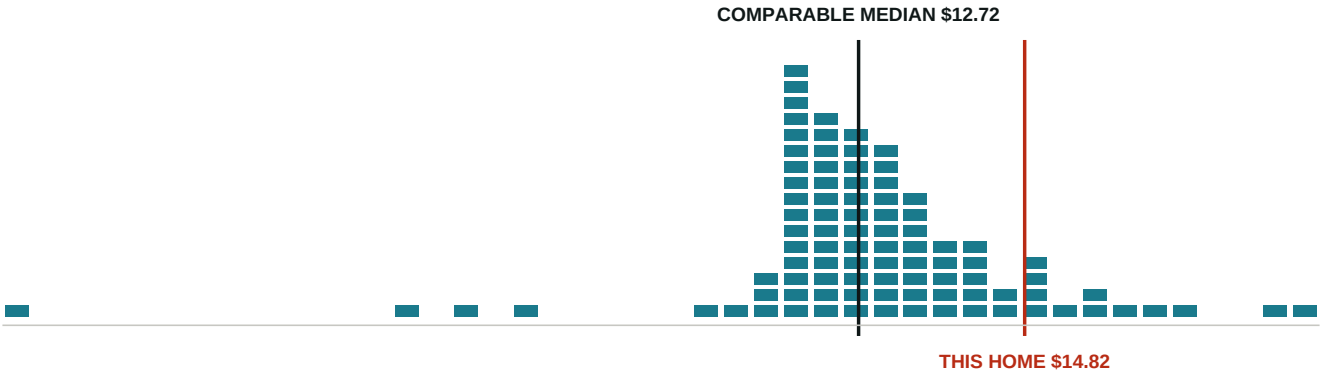
The comparable figure used is the median of all 247 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 247 properties 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	247
Lowest assessed	$1.88 per square foot
25th percentile	$12.13 per square foot
Median	$12.72 per square foot
75th percentile	$13.58 per square foot
Highest assessed	$18.55 per square foot
This home	$14.82 per square foot
Position	assessed above 222 of the 247 comparable properties, the 90th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 247 comparables	$12.72
Building area of this home	1,687 sq ft
Median multiplied by building area	**$21,454**
Current total assessed value	$25,001
Difference, the reduction requested	**$3,547**

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 $3,547 in assessed value is worth roughly $752 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

247 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 247 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
31172100070000	47 HUNTINGWOOD RD	1,735	1975	3	1	$20,000	$11.53
31172110050000	53 DEERPATH RD	1,735	1975	3	1	$20,000	$11.53
31172060240000	31 OAKHURST CT	1,736	1976	3	1	$21,000	$12.10
31172110150000	157 DEERPATH RD	1,735	1976	3	1	$21,000	$12.10
31172110360000	46 CLOVERLEAF RD	1,735	1975	3	1	$21,000	$12.10
31172160040000	5610 CRESTWOOD RD	1,735	1974	3	1	$21,000	$12.10
31172100030000	31 HUNTINGWOOD RD	1,735	1975	3	1	$21,000	$12.10
31172100350000	60 DEERPATH RD	1,735	1975	3	1	$21,000	$12.10
31172100120000	103 HUNTINGWOOD RD	1,735	1975	3	1	$21,000	$12.10
31172110060000	57 DEERPATH RD	1,735	1975	3	1	$21,000	$12.10
31172110130000	141 DEERPATH RD	1,735	1974	3	1	$21,001	$12.10
31172100100000	53 HUNTINGWOOD RD	1,735	1975	3	1	$21,001	$12.10
31172100180000	149 HUNTINGWOOD RD	1,735	1975	3	1	$21,001	$12.10
31172110110000	125 DEERPATH RD	1,735	1974	3	1	$21,001	$12.10
31172110330000		1,735	1975	3	1	$21,001	$12.10
31172090210000		1,733	1976	3	1	$21,000	$12.12
31172080200000		1,730	1975	3	2	$21,000	$12.14
31172070340000		1,730	1975	3	1	$21,000	$12.14
31172060160000		1,730	1976	3	1	$21,000	$12.14
31172070420000		1,730	1976	3	1	$21,001	$12.14
31171020260000		1,710	1981	3	1	$21,001	$12.28
31171070020000		1,709	1976	3	1	$21,000	$12.29
31172070030000		1,685	1976	3	1	$21,001	$12.46
31172090100000		1,676	1975	3	1	$21,000	$12.53
31172070390000		1,730	1975	3	2	$22,000	$12.72
31172050020000		1,730	1978	3	2	$22,000	$12.72
31172080340000		1,730	1975	3	2	$22,000	$12.72
31172080170000		1,730	1976	3	2	$22,000	$12.72
31172090340000		1,730	1975	3	2	$22,001	$12.72
31172090190000		1,730	1976	3	2	$22,001	$12.72
31172060140000		1,730	1976	4	2	$22,001	$12.72
31172060210000		1,730	1976	3	2	$22,001	$12.72
31172070100000		1,730	1976	3	2	$22,001	$12.72
31172070150000		1,649	1976	3	1	$21,000	$12.73
31172090110000		1,718	1975	4	1	$22,000	$12.81
31171050200000		1,716	1977	3	1	$22,000	$12.82
31171050070000		1,709	1979	4	2	$22,000	$12.87
31172060170000		1,730	1979	4	2	$23,000	$13.29
31172090130000		1,730	1975	4	2	$23,000	$13.29
31172080230000		1,730	1976	3	2	$23,000	$13.29

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
31172080010000		1,730	1978	3	1	$23,001	$13.30
31172040250000		1,687	1985	3	1	$23,000	$13.63
31172040350000		1,687	1985	3	2	$23,000	$13.63
31172160140000		1,735	1973	3	1	$24,000	$13.83
31171070420000		1,728	1978	3	2	$24,001	$13.89
31172090410000		1,652	1975	3	3	$23,000	$13.92
31171050520000		1,697	1986	3	1	$24,000	$14.14
31171050400000		1,697	1986	3	1	$24,000	$14.14
31172040270000		1,687	1985	3	2	$24,000	$14.23
31171060160000		1,680	1986	3	2	$24,000	$14.29
31172110030000		1,735	1975	3	1	$25,000	$14.41
31171050320000		1,687	1985	3	2	$25,000	$14.82
31171060070000		1,687	1985	4	2	$25,001	$14.82
31172040300000	**5759 WOODGATE DR**	**1,687**	**1986**	**3**	**2**	**$25,001**	**$14.82**
31172150420000		1,670	1989	3	2	$25,000	$14.97
31172110310000		1,735	1975	3	2	$26,000	$14.99
31171100040000		1,667	1987	3	2	$25,000	$15.00
31171050350000		1,665	1986	4	1	$25,000	$15.02
31172080360000		1,730	1975	3	2	$26,000	$15.03
31171070350000		1,709	1978	3	2	$27,000	$15.80
31171060060000		1,687	1986	4	3	$27,000	$16.00

Median of all 247 comparables: $12.72 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 32175, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 247 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.

31172040240000	31171070140000	31171070130000	31172150430000	31172150110000
31172040080000	31172060050000	31172090370000	31172080390000	31172070120000
31172100070000	31172110050000	31171040210000	31172100470000	31172100050000
31172100110000	31172110280000	31172100390000	31172100370000	31171070230000
31172090060000	31172050040000	31172080320000	31172070400000	31172080400000
31172070360000	31172060090000	31172090080000	31172100160000	31172040180000
31172100420000	31172100060000	31172100040000	31172100280000	31172110230000
31172100380000	31172060080000	31171060040000	31172030010000	31172060270000
31172070080000	31172080180000	31172050090000	31172080040000	31172080130000
31172050130000	31172060250000	31172050060000	31172060240000	31172110150000
31172110360000	31172160040000	31172100030000	31172100350000	31172100120000
31172110060000	31172110130000	31172100100000	31172100180000	31172110110000
31172110330000	31172090210000	31172080200000	31172070340000	31172060160000
31172070420000	31171050030000	31171070080000	31172080120000	31172050140000
31171070220000	31171020260000	31171070020000	31172080220000	31172100410000
31172030060000	31172100170000	31172110240000	31172100190000	31171050250000
31172080300000	31172040120000	31172080080000	31172080310000	31172090280000
31172070330000	31172090380000	31172070020000	31172060180000	31172060150000
31172090180000	31172070050000	31172050010000	31171080290000	31172090170000
31172040130000	31171040040000	31172070030000	31172050070000	31172080250000
31171050090000	31171070090000	31172100080000	31172100200000	31172090100000
31171080020000	31172050160000	31171080140000	31172090070000	31172140260000
31172070070000	31172030020000	31171020090000	31171020150000	31171020110000
31171040120000	31172070390000	31172050020000	31172080340000	31172080170000
31172090340000	31172090190000	31172060140000	31172060210000	31172070100000
31172070150000	31172130090000	31172040340000	31172090110000	31172040070000
31171050200000	31171060020000	31172060020000	31172040030000	31171050070000
31172020040000	31172040210000	31172020070000	31172040190000	31172030120000
31172020140000	31171040010000	31172070450000	31172080380000	31172050120000
31172070170000	31172070370000	31172060200000	31172080020000	31172070110000
31172090140000	31172090360000	31172060220000	31171040090000	31171080300000
31171070240000	31172040090000	31171050060000	31171050010000	31171070110000
31171050120000	31171050260000	31171050530000	31172080110000	31172040160000
31171050240000	31171050360000	31171050550000	31171050440000	31171050380000
31172060170000	31172090130000	31172080230000	31172080010000	31171060010000
31171050140000	31171060050000	31171070180000	31172160310000	31172160330000
31172080030000	31172160280000	31172110220000	31171020010000	31171020220000
31171070360000	31172030080000	31172020020000	31171080310000	31172040250000
31172040350000	31171030020000	31171070190000	31172080280000	31172070320000
31171100110000	31171060100000	31171050490000	31171040060000	31171040030000
31172160140000	31171070420000	31172090410000	31171050520000	31171050400000
31171050160000	31172160340000	31172160270000	31172160250000	31172160230000
31171070410000	31172040270000	31171070150000	31171070260000	31171060160000
31171100090000	31172110030000	31172040310000	31172150090000	31172100250000
31172030040000	31171050320000	31171060070000	31171060210000	31171070210000

31172150420000 31172110310000 31171100040000 31171100010000 31171050350000
31172110020000 31172080360000 31171060190000 31171020170000 31171020100000
31172070180000 31172070430000 31171070350000 31171070250000 31172090420000
31171060060000 31172150160000 31172130040000 31172040230000 31172070590000
31172150220000 31172070130000

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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