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	31172150120000
Property address	5760 WOODGATE DR
Township	Rich (32)
Assessor neighborhood	32175
Property class	234 Single-family, split level with basement
Assessment stage	Mailed value for 2026

ASSESSED NOW

$23,001

15.9% of the current assessed value.

COMPARABLES IMPLY

$19,346

REDUCTION REQUESTED

$3,655

Estimated tax effect about $775 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 60 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 $20.67 per square foot. This home is assessed at $24.57 per square foot, which is 19% above that median. Applying the median the Assessor already uses for those neighbors to this home's 936 square feet gives $19,346. 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	936 square feet
Land area	11,729 square feet
Year built	1985
Building type	Split Level
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	Central A/C
Rooms	5
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$23,001
Assessed value per square foot	$24.57

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	106
2	Building area within 15% of this home	60
3	Built within 15 years of this home	60
4	Same building type	60
5	Same construction quality grade	60

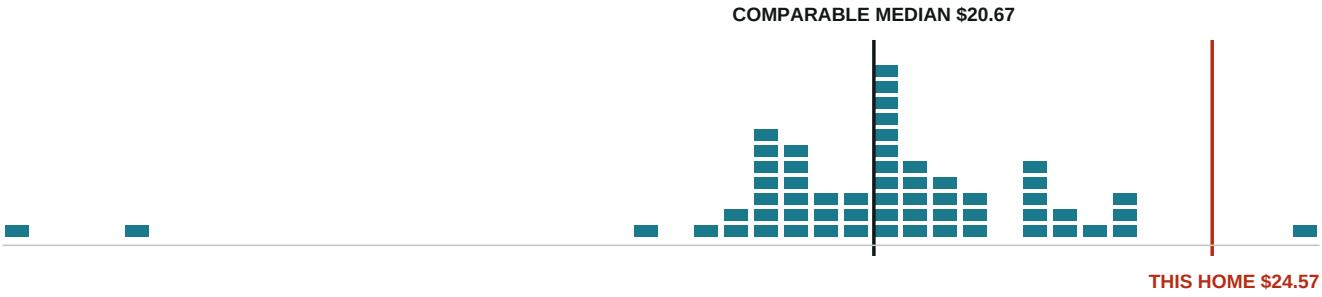
The comparable figure used is the median of all 60 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 60 properties 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	60
Lowest assessed	$10.61 per square foot
25th percentile	$19.69 per square foot
Median	$20.67 per square foot
75th percentile	$21.57 per square foot
Highest assessed	$25.81 per square foot
This home	$24.57 per square foot
Position	assessed above 59 of the 60 comparable properties, the 98th percentile



$10.61 per sq ft — 60 comparable properties by assessed value per square foot, one mark is one property — $25.81 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 60 comparables	$20.67
Building area of this home	936 sq ft
Median multiplied by building area	**$19,346**
Current total assessed value	$23,001
Difference, the reduction requested	**$3,655**

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 $3,655 in assessed value is worth roughly $775 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 60 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
31172110200000	212 CLOVERLEAF RD	980	1975	4	1	$10,400	$10.61
31172110190000	212 CLOVERLEAF RD	980	1975	4	1	$12,000	$12.24
31171020200000	20 WEDGEWOOD RD	1,054	1981	3	1	$19,000	$18.03
31172160130000	5664 CRESTWOOD RD	1,020	1973	3	1	$19,000	$18.63
31172120300000	5633 CRESTWOOD RD	1,050	1973	3	1	$20,000	$19.05
31172120050000	5814 ALLEMONG DR	991	1972	3	1	$19,000	$19.17
31172110140000	147 DEERPATH RD	1,036	1975	3	1	$20,001	$19.31
31172120150000	5716 ALLEMONG DR	1,033	1973	3	1	$20,000	$19.36
31172120420000	5725 CRESTWOOD RD	980	1973	3	1	$19,000	$19.39
31172120330000	5647 CRESTWOOD CT	980	1974	3	1	$19,000	$19.39
31172120500000	5807 CRESTWOOD RD	980	1973	3	1	$19,000	$19.39
31172120310000	5639 CRESTWOOD RD	980	1972	3	1	$19,001	$19.39
31172120020000	5836 ALLEMONG DR	1,028	1972	3	1	$20,000	$19.46
31171080230000	73 WHITE OAKS RD	1,016	1987	3	1	$20,000	$19.69
31171100030000	239 WILLOW RD	1,016	1987	3	2	$20,000	$19.69
31171050450000	162 TIMBERLANE RD	1,016	1987	3	1	$20,000	$19.69
31171080150000	108 WILLOW RD	1,016	1987	3	1	$20,001	$19.69
31172120120000	5738 ALLEMONG DR	1,008	1974	3	1	$20,000	$19.84
31172120570000	5801 CRESTWOOD RD	1,005	1975	3	1	$20,000	$19.90
31172160200000	201 CLOVERLEAF RD	946	1974	3	1	$19,000	$20.08
31172120140000	5724 ALLEMONG DR	988	1973	3	1	$20,000	$20.24
31172150200000	5720 WOODGATE DR	986	1984	3	1	$20,000	$20.28
31172130010000	5859 ALLEMONG DR	932	1974	3	1	$19,000	$20.39
31172150400000	24 CENTRAL AVE	926	1985	3	1	$19,000	$20.52
31171080080000	126 WILLOW RD	1,071	1986	3	2	$22,000	$20.54
31171080280000	127 WHITE OAKS RD	1,016	1987	3	1	$21,000	$20.67
31171080260000	113 WHITE OAKS RD	1,016	1987	3	1	$21,000	$20.67
31171080200000	59 WHITE OAKS RD	1,016	1987	3	1	$21,000	$20.67
31171060230000	162 WHITE OAKS RD	1,016	1987	3	1	$21,000	$20.67
31171080250000	105 WHITE OAKS RD	1,016	1987	3	1	$21,000	$20.67
31171080190000	57 WHITE OAKS RD	1,016	1987	3	1	$21,000	$20.67
31171080060000	140 WILLOW RD	1,016	1987	3	1	$21,001	$20.67
31172150410000	22 CENTRAL AVE	1,013	1985	3	2	$21,000	$20.73
31171050480000	140 TIMBERLANE RD	963	1986	2	1	$20,000	$20.77
31171050500000	128 TIMBERLANE RD	963	1987	2	1	$20,000	$20.77
31171060170000	120 WHITE OAKS RD	1,002	1986	3	1	$21,000	$20.96
31171060180000	126 WHITE OAKS RD	1,046	1986	3	2	$22,000	$21.03
31171060080000	64 WHITE OAKS RD	1,046	1986	3	2	$22,000	$21.03
31172150050000	5611 FERNWOOD CT	998	1972	3	1	$21,000	$21.04
31172150180000	5728 WOODGATE DR	995	1986	3	2	$21,000	$21.11

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
31172150210000	5716 WOODGATE DR	986	1984	3	1	$21,000	$21.30
31172040260000	5825 WOODGATE DR	936	1985	3	2	$20,000	$21.37
31171050310000	101 WILLOW RD	978	1986	3	1	$21,000	$21.47
31171050410000	6100 ALLEMONG DR	976	1986	2	1	$21,000	$21.52
31171050390000	157 WILLOW RD	976	1986	3	1	$21,000	$21.52
31172120460000	5753 CRESTWOOD RD	920	1973	3	2	$20,000	$21.74
31171080210000	61 WHITE OAKS RD	960	1988	3	1	$21,000	$21.88
31171080220000	65 WHITE OAKS RD	960	1988	3	1	$21,001	$21.88
31171080040000	152 WILLOW RD	938	1987	3	1	$21,000	$22.39
31172040280000	5811 WOODGATE DR	936	1985	3	2	$21,000	$22.44
31172150070000	5832 WOODGATE DR	936	1985	3	2	$21,000	$22.44
31171020250000	10 WEDGEWOOD RD	978	1985	3	2	$22,001	$22.50
31171080090000	118 WILLOW CT	1,016	1987	3	2	$23,001	$22.64
31172120230000	5626 ALLEMONG DR	1,049	1972	4	2	$24,000	$22.88
31172150140000	5748 WOODGATE DR	914	1986	3	1	$21,000	$22.98
31171020280000	4 WEDGEWOOD RD	898	1985	3	1	$21,001	$23.39
31171050270000	55 WILLOW RD	978	1985	3	1	$23,000	$23.52
31172120090000	5760 ALLEMONG DR	1,013	1975	3	1	$24,000	$23.69
31172140080000	5645 ALLEMONG DR	844	1975	3	2	$20,000	$23.70
31172150120000	**5760 WOODGATE DR**	**936**	**1985**	**3**	**2**	**$23,001**	**$24.57**
31171060090000	66 WHITE OAKS RD	1,046	1986	3	1	$27,000	$25.81

Median of all 60 comparables: $20.67 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 60 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.

31172110200000	31172110190000	31171020200000	31172160130000	31172120300000
31172120050000	31172110140000	31172120150000	31172120420000	31172120330000
31172120500000	31172120310000	31172120020000	31171080230000	31171100030000
31171050450000	31171080150000	31172120120000	31172120570000	31172160200000
31172120140000	31172150200000	31172130010000	31172150400000	31171080080000
31171080280000	31171080260000	31171080200000	31171060230000	31171080250000
31171080190000	31171080060000	31172150410000	31171050480000	31171050500000
31171060170000	31171060180000	31171060080000	31172150050000	31172150180000
31172150210000	31172040260000	31171050310000	31171050410000	31171050390000
31172120460000	31171080210000	31171080220000	31171080040000	31172040280000
31172150070000	31171020250000	31171080090000	31172120230000	31172150140000
31171020280000	31171050270000	31172120090000	31172140080000	31171060090000

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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