LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 04 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	13141250120000
Property address	3717 W SUNNYSIDE AVE
Township	Jefferson (71)
Assessor neighborhood	71081
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$41,001

20.4% of the current assessed value.

COMPARABLES IMPLY

$32,635

Estimated tax effect about $1,774 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,366

SECTION 1

The argument in one paragraph

The Assessor values 85 other properties in assessor neighborhood 71081 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 $37.09 per square foot. This home is assessed at $46.59 per square foot, which is 26% above that median. Applying the median the Assessor already uses for those neighbors to this home's 880 square feet gives $32,635. 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	880 square feet
Land area	4,687 square feet
Year built	1908
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Partial
Central air	No Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$41,001
Assessed value per square foot	$46.59

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	107
2	Building area within 15% of this home	100
3	Built within 15 years of this home	86
4	Same building type	85
5	Same construction quality grade	85

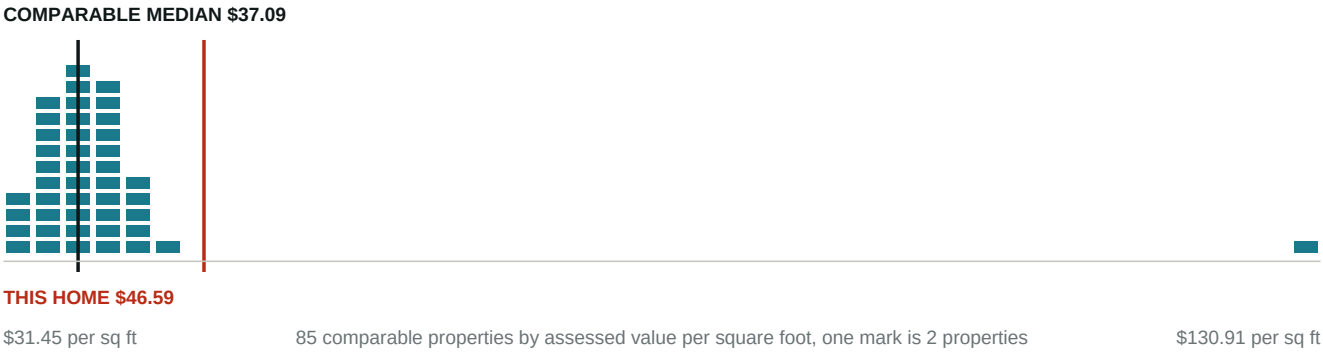
The comparable figure used is the median of all 85 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 85 properties 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	85
Lowest assessed	$31.45 per square foot
25th percentile	$35.12 per square foot
Median	$37.09 per square foot
75th percentile	$39.13 per square foot
Highest assessed	$130.91 per square foot
This home	$46.59 per square foot
Position	assessed above 84 of the 85 comparable properties, the 99th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 85 comparables	$37.09
Building area of this home	880 sq ft
Median multiplied by building area	**$32,635**
Current total assessed value	$41,001
Difference, the reduction requested	**$8,366**

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 $8,366 in assessed value is worth roughly $1,774 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

85 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 85 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
13141250140000	3711 W SUNNYSIDE AVE	942	1913	2	1	$31,747	$33.70
13141220200000	4450 N SPRINGFIELD AVE	968	1916	2	1	$32,726	$33.81
13141080010000	4657 N HARDING AVE	880	1908	2	1	$30,000	$34.09
13141070290000	4618 N HARDING AVE HSE	937	1918	2	1	$32,001	$34.15
13141090220000	4601 N SPRINGFIELD AVE	928	1905	2	1	$32,001	$34.48
13141100180000	4605 N AVERS AVE	954	1919	2	1	$33,000	$34.59
13141220050000	4445 N HARDING AVE	924	1918	2	1	$32,000	$34.63
13141270160000	4436 N MONTICELLO AVE	924	1912	2	1	$32,215	$34.86
13141140280000	4524 N HARDING AVE	968	1906	3	1	$34,000	$35.12
13141210020000	4460 N HARDING AVE	968	1922	2	1	$34,000	$35.12
13141140140000	4523 N PULASKI RD	968	1908	2	1	$34,001	$35.12
13114210120000	4911 N CHRISTIANA AVE HS	967	1912	3	1	$34,000	$35.16
13141250130000	3713 W SUNNYSIDE AVE	942	1914	3	1	$33,141	$35.18
13141100110000	4623 N AVERS AVE	936	1918	2	1	$33,001	$35.26
13141210040000	4454 N HARDING AVE	962	1901	2	1	$34,000	$35.34
13141270100000	4454 N MONTICELLO AVE	968	1914	3	1	$34,421	$35.56
13141270140000	4442 N MONTICELLO AVE	880	1912	2	1	$31,702	$36.02
13113140040000	4917 N HARDING AVE	830	1908	2	1	$30,000	$36.14
13141090390000	4612 N AVERS AVE	800	1909	2	2	$29,001	$36.25
13141090170000	4613 N SPRINGFIELD AVE 2	800	1906	2	1	$29,001	$36.25
13141030150000	4711 N AVERS AVE	826	1914	2	1	$30,000	$36.32
13114140230000	5046 N SAWYER AVE	902	1917	2	1	$33,000	$36.59
13141020120000	4739 N SPRINGFIELD AVE	792	1908	3	1	$29,001	$36.62
13141280040000	4449 N MONTICELLO AVE	924	1915	2	1	$33,915	$36.70
13142040310000	3330 W EASTWOOD AVE	924	1906	2	1	$34,000	$36.80
13141110100000	3752 W EASTWOOD AVE	865	1920	2	1	$32,001	$37.00
13141220180000	4456 N SPRINGFIELD AVE	966	1914	2	1	$36,001	$37.27
13141220170000	4458 N SPRINGFIELD AVE	966	1913	2	1	$36,001	$37.27
13141140210000	4548 N HARDING AVE	858	1913	2	1	$32,000	$37.30
13141100340000	4614 N HAMLIN AVE	963	1914	2	1	$36,001	$37.38
13141220020000	4457 N HARDING AVE	924	1914	2	1	$35,000	$37.88
13142220060000	4439 N DRAKE AVE	968	1913	3	1	$37,000	$38.22
13141270180000	4430 N MONTICELLO AVE	968	1914	2	1	$37,000	$38.22
13113180080000	4937 N RIDGEWAY AVE	836	1918	2	1	$32,000	$38.28
13141280050000	4445 N MONTICELLO AVE	968	1916	2	2	$37,223	$38.45
13141150060000	4541 N HARDING AVE HSE	858	1911	2	1	$33,000	$38.46
13141220040000	4449 N HARDING AVE	960	1918	4	1	$37,000	$38.54
13141030070000	4735 N AVERS AVE	955	1912	2	2	$37,000	$38.74
13141010210000	4707 N HARDING AVE 2	800	1908	4	2	$31,001	$38.75
13141030230000	4730 N HAMLIN AVE	894	1900	3	1	$34,697	$38.81

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13141280030000	4451 N MONTICELLO AVE	880	1915	2	1	$34,166	$38.83
13141270210000		924	1912	2	1	$36,000	$38.96
13141220060000		924	1918	2	1	$36,000	$38.96
13142070190000		920	1913	2	1	$36,000	$39.13
13141280130000		920	1914	2	1	$36,000	$39.13
13141270120000		968	1910	2	1	$38,000	$39.26
13141230300000		900	1901	4	1	$36,001	$40.00
13141180450000		800	1900	3	1	$32,001	$40.00
13142070200000		897	1908	3	2	$36,000	$40.13
13141080160000		792	1908	2	1	$32,001	$40.41
13141270170000		880	1912	3	1	$36,000	$40.91
13141280020000		946	1914	3	2	$39,000	$41.23
13141280140000		880	1913	2	1	$37,000	$42.05
13141270150000		880	1912	2	1	$37,000	$42.05
13114150020000		956	1916	2	1	$40,266	$42.12
13131260190000		952	1908	2	1	$40,267	$42.30
13141280270000		798	1913	3	1	$34,000	$42.61
13131260180000		894	1913	2	1	$38,157	$42.68
13141280100000		880	1913	2	1	$38,000	$43.18
13141250120000	**3717 W SUNNYSIDE AVE**	**880**	**1908**	**4**	**1**	**$41,001**	**$46.59**
13142150180000		825	1908	1	1	$108,000	$130.91

Median of all 85 comparables: $37.09 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71081, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 85 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.

13141030160000	13113250080000	13141160080000	13141040300000	13141140170000
13141280090000	13141250140000	13141220260000	13141220200000	13141080010000
13141070290000	13141030050000	13141240010000	13141240030000	13141090220000
13141210230000	13141100180000	13141220050000	13141270160000	13141140280000
13141210020000	13141140140000	13114210120000	13141250130000	13141100110000
13141210040000	13141270100000	13141270140000	13141160070000	13113140040000
13141090390000	13141090170000	13141030150000	13114140210000	13141190060000
13114140230000	13141020120000	13141280040000	13142040310000	13141110100000
13141160090000	13141210190000	13141210210000	13141220180000	13141220170000
13141140210000	13141100340000	13141220020000	13141250220000	13142220060000
13141270180000	13113180080000	13141190160000	13141280050000	13141150060000
13141220040000	13141030070000	13141010210000	13141030230000	13141280030000
13141270210000	13141220060000	13142070190000	13141280130000	13141270120000
13141020100000	13141180290000	13141210250000	13141230300000	13141180450000
13142070200000	13141080160000	13141270170000	13141280020000	13141080270000
13141220280000	13141280140000	13141270150000	13114150020000	13131260190000
13141280270000	13131260180000	13141250300000	13141280100000	13142150180000

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	04 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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