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	13202150120000
Property address	5623 W BERENICE AVE
Township	Jefferson (71)
Assessor neighborhood	71150
Property class	205 Single-family, over 1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$48,218	**$40,957**	**$7,261**

15.1% of the current assessed value.
Estimated tax effect about $1,540 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 263 other properties in assessor neighborhood 71150 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 $21.74 per square foot. This home is assessed at $25.59 per square foot, which is 18% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,884 square feet gives $40,957. 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	1,884 square feet
Land area	3,075 square feet
Year built	1923
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	4
Half bathrooms	None recorded

Total assessed value	$48,218
Assessed value per square foot	$25.59

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	705
2	Building area within 15% of this home	358
3	Built within 15 years of this home	267
4	Same building type	265
5	Same construction quality grade	263

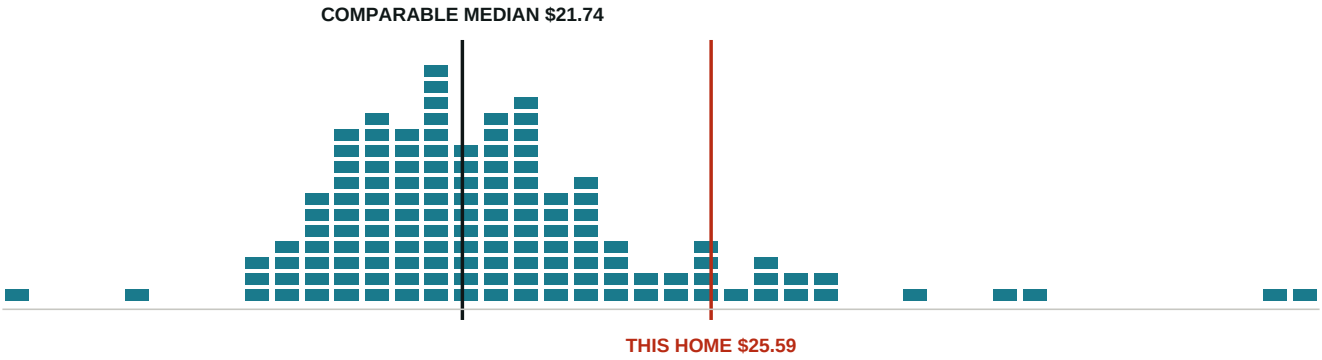
The comparable figure used is the median of all 263 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 263 properties 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	263
Lowest assessed	$14.61 per square foot
25th percentile	$20.41 per square foot
Median	$21.74 per square foot
75th percentile	$23.05 per square foot
Highest assessed	$35.02 per square foot
This home	$25.59 per square foot
Position	assessed above 242 of the 263 comparable properties, the 92nd percentile



$14.61 per sq ft — 263 comparable properties by assessed value per square foot, one mark is 2 properties — $35.02 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 263 comparables	$21.74
Building area of this home	1,884 sq ft
Median multiplied by building area	**$40,957**
Current total assessed value	$48,218
Difference, the reduction requested	**$7,261**

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 $7,261 in assessed value is worth roughly $1,540 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

263 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 263 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
13211120290000	5524 W GRACE ST	1,843	1924	3	2	$26,930	$14.61
13203120080000	6337 W NEWPORT AVE	1,878	1908	3	1	$36,000	$19.17
13204310070000	5833 W MELROSE ST	1,889	1925	3	1	$37,001	$19.59
13203130410000	6211 W NEWPORT AVE	1,892	1925	3	2	$37,221	$19.67
13203310120000	6015 W MELROSE ST	1,874	1928	3	1	$37,000	$19.74
13193070130000	3539 N NEW ENGLAND AVE	1,916	1918	5	2	$38,000	$19.83
13202140330000	5716 W GRACE ST	1,901	1923	5	3	$37,761	$19.86
13194340570000	3217 N NAGLE AVE	1,913	1913	3	2	$38,001	$19.86
13191050170000	3931 N SAYRE AVE	1,854	1932	4	1	$37,000	$19.96
13192040060000	3861 N OAK PARK AVE	1,896	1913	4	2	$38,000	$20.04
13171140200000	4519 N MEADE AVE	1,824	1927	3	2	$36,597	$20.06
13201210220000	6309 W WAVELAND AVE	1,892	1928	4	2	$38,000	$20.08
13171210140000	4452 N MEADE AVE	1,936	1919	5	2	$39,000	$20.14
13171160240000	4424 N MULLIGAN AVE	1,935	1921	4	2	$39,000	$20.16
13201090430000	6302 W GRACE ST 1	1,834	1927	3	2	$37,150	$20.26
13203040320000	3519 N NARRAGANSETT AVE	1,825	1908	4	1	$37,000	$20.27
13204050200000		1,824	1925	3	1	$37,000	$20.29
13191310060000		1,852	1921	5	2	$38,001	$20.52
13191260220000		1,886	1926	2	1	$39,000	$20.68
13191060110000		1,832	1932	3	1	$38,000	$20.74
13201260100000		1,918	1927	4	1	$40,000	$20.86
13203020170000		1,870	1925	4	2	$39,000	$20.86
13202250100000		1,853	1923	3	2	$38,688	$20.88
13201050260000		1,851	1926	3	1	$39,000	$21.07
13201080070000		1,844	1913	4	1	$39,000	$21.15
13203260050000		1,843	1927	3	1	$39,000	$21.16
13202080300000		1,888	1912	3	1	$40,000	$21.19
13203310250000		1,891	1910	4	2	$40,215	$21.27
13202060050000		1,914	1909	4	2	$40,770	$21.30
13204270210000		1,922	1929	4	2	$41,000	$21.33
13171110660000		1,868	1920	3	1	$40,000	$21.41
13212150040000		1,848	1913	4	1	$40,000	$21.65
13202060180000		1,848	1911	4	1	$40,000	$21.65
13173020950000		1,904	1922	4	3	$41,674	$21.89
13202170450000		1,824	1910	4	1	$40,001	$21.93
13211110210000		1,898	1916	3	2	$41,650	$21.94
13212290020000		1,899	1928	4	2	$42,004	$22.12
13212210220000		1,875	1918	4	2	$41,534	$22.15
13171190180000		1,893	1918	4	1	$42,000	$22.19
13173150210000		1,892	1923	5	2	$42,001	$22.20

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13171170100000		1,932	1913	4	2	$43,000	$22.26
13204120260000		1,835	1927	3	2	$41,000	$22.34
13211170290000		1,833	1920	3	1	$41,000	$22.37
13204200210000		1,848	1926	4	4	$41,438	$22.42
13173100090000		1,870	1912	4	2	$42,002	$22.46
13171110200000		1,909	1927	4	2	$43,000	$22.52
13211210390000		1,938	1917	4	3	$43,870	$22.64
13202090240000		1,853	1915	4	2	$42,000	$22.67
13204130120000		1,936	1924	4	2	$44,000	$22.73
13173050120000		1,867	1929	5	3	$43,283	$23.18
13202260180000		1,861	1924	3	2	$43,522	$23.39
13171100390000		1,872	1927	4	2	$44,000	$23.50
13171051020000		1,864	1927	4	4	$44,030	$23.62
13203280060000		1,876	1919	4	2	$45,000	$23.99
13171041040000		1,891	1913	3	3	$46,000	$24.33
13212080270000		1,882	1921	4	2	$46,001	$24.44
13201050250000		1,890	1926	4	4	$48,000	$25.40
13173120180000		1,870	1921	3	3	$47,500	$25.40
13202150120000	**5623 W BERENICE AVE**	**1,884**	**1923**	**4**	**4**	**$48,218**	**$25.59**
13204230110000		1,867	1927	4	3	$48,000	$25.71
13212210260000		1,880	1913	4	2	$50,000	$26.60

Median of all 263 comparables: $21.74 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71150, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 263 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.

13211120290000	13203160130000	13171110450000	13191160270000	13193070150000
13201100050000	13203020030000	13191140040000	13171040600000	13191170160000
13191110160000	13203140080000	13173140470000	13191250060000	13203120080000
13191080440000	13202020320000	13203230320000	13203220130000	13173110160000
13191260210000	13201180250000	13201130370000	13194310030000	13204310070000
13201110350000	13194150240000	13203130410000	13202090170000	13202240210000
13203310120000	13201140210000	13191200030000	13191190100000	13193070130000
13203210240000	13202140330000	13194340570000	13191050170000	13173040760000
13171061130000	13192040060000	13202010310000	13171140200000	13201210220000
13171100170000	13203160310000	13201120020000	13201110310000	13171210140000
13171160240000	13191140230000	13204180300000	13202220220000	13201130040000
13201070290000	13201090430000	13203040320000	13204130230000	13201170350000
13204050200000	13212250290000	13211120110000	13201270160000	13202090110000
13202000260000	13191110270000	13211270130000	13191260240000	13191310060000
13202140340000	13204240110000	13202230240000	13191240250000	13201200290000
13191260220000	13202040450000	13194120180000	13191060110000	13191060160000
13171110160000	13201260100000	13203020170000	13202250100000	13211150280000
13173020390000	13173130500000	13203200230000	13202220160000	13201100270000
13191200460000	13173010230000	13201240100000	13201050260000	13204180130000
13173140260000	13211260260000	13201080070000	13203260050000	13171060950000
13202080300000	13191290130000	13212120060000	13203310250000	13212310040000
13203090240000	13202060050000	13204270210000	13211120060000	13202220340000
13194130200000	13173130130000	13204120300000	13211210250000	13171110660000
13171060920000	13203190350000	13191190030000	13212270220000	13173150660000
13211230100000	13202150240000	13194340080000	13194060050000	13191200040000
13204120370000	13212150040000	13202060180000	13191010360000	13191030490000
13191190220000	13203070080000	13211300220000	13171140630000	13211150390000
13204070290000	13171200120000	13211070200000	13173020950000	13202170450000
13211170070000	13211110210000	13201170180000	13191230080000	13171180110000
13211200260000	13202000320000	13212200260000	13211020370000	13212290020000
13212170370000	13212210220000	13171190180000	13173150210000	13211170010000
13173140040000	13171170100000	13212160210000	13204120260000	13212080320000
13212260230000	13211170290000	13211040310000	13211130140000	13171130440000
13204200210000	13194130270000	13173100090000	13211200170000	13191320290000
13171110200000	13201210230000	13202090260000	13204010180000	13202250300000
13202070160000	13171230020000	13171170210000	13171100420000	13173130400000
13171071310000	13202230130000	13211210390000	13191050310000	13191170140000
13202090240000	13211080270000	13204130120000	13171210100000	13212310030000
13202060020000	13171080410000	13194060430000	13202040250000	13194310060000
13212230490000	13204140020000	13201200300000	13202040290000	13211290280000
13173050120000	13171140450000	13171230210000	13173130460000	13212060260000
13212310020000	13202260180000	13171220060000	13211090270000	13171100390000
13211310160000	13212210350000	13171051020000	13201260030000	13201180170000
13173150370000	13203080150000	13211200070000	13191130330000	13173130070000
13203170360000	13171120140000	13173030310000	13173040250000	13203280060000

13171110590000	13204130090000	13173040340000	13171041040000	13212080270000
13194240140000	13204220190000	13212210060000	13202090290000	13202200230000
13171090420000	13173020280000	13212110230000	13212120210000	13201050250000
13173120180000	13212220100000	13204070150000	13204230110000	13173150360000
13171130570000	13204070070000	13212050160000	13211250010000	13204230140000
13212210260000	13211280370000	13173130630000	13201110240000	13203100050000
13173030440000	13201100290000	13202280090000	13192030190000	13191310100000
13211090180000	13201180380000	13212040050000		

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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