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	13212200020000
Property address	5153 W WARWICK AVE
Township	Jefferson (71)
Assessor neighborhood	71150
Property class	204 Single-family, large lot
Assessment stage	Mailed value for 2026

ASSESSED NOW

$40,000

11.8% of the current assessed value.

COMPARABLES IMPLY

$35,289

REDUCTION REQUESTED

$4,711

Estimated tax effect about $999 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 319 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 $19.01 per square foot. This home is assessed at $21.55 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,856 square feet gives $35,289. 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	1,856 square feet
Land area	3,750 square feet
Year built	1923
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	7
Bedrooms	3
Full bathrooms	2
Half bathrooms	None recorded

Total assessed value	$40,000
Assessed value per square foot	$21.55

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	522
2	Building area within 15% of this home	407
3	Built within 15 years of this home	336
4	Same building type	320
5	Same construction quality grade	319

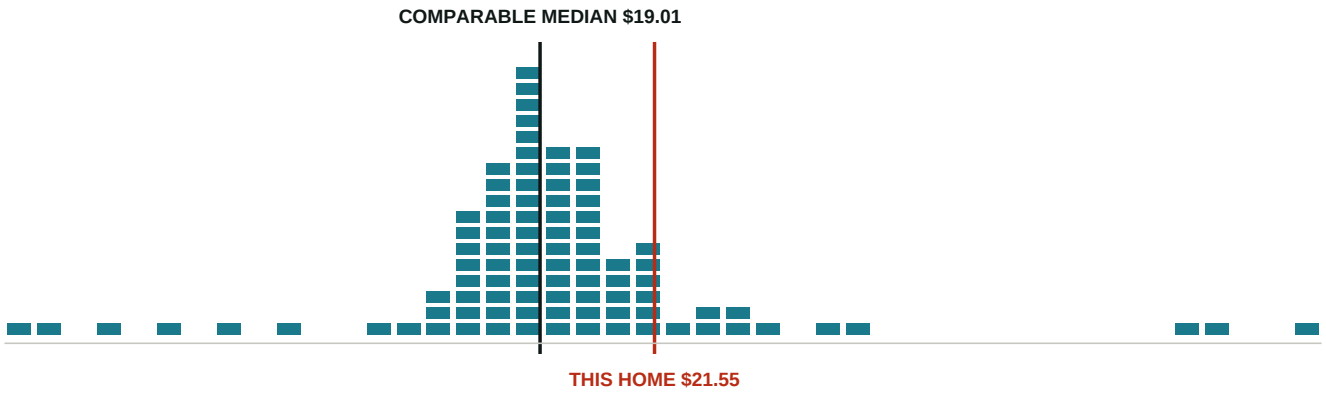
The comparable figure used is the median of all 319 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 319 properties 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	319
Lowest assessed	$7.14 per square foot
25th percentile	$18.19 per square foot
Median	$19.01 per square foot
75th percentile	$20.22 per square foot
Highest assessed	$36.34 per square foot
This home	$21.55 per square foot
Position	assessed above 284 of the 319 comparable properties, the 89th percentile



$7.14 per sq ft — 319 comparable properties by assessed value per square foot, one mark is 4 properties — $36.34 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 319 comparables	$19.01
Building area of this home	1,856 sq ft
Median multiplied by building area	**$35,289**
Current total assessed value	$40,000
Difference, the reduction requested	**$4,711**

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 $4,711 in assessed value is worth roughly $999 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

319 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 319 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
13203160330000	6320 W HENDERSON ST	1,860	1938	4	1	$14,546	$7.82
13203160320000	6320 W HENDERSON ST	1,860	1938	4	1	$30,567	$16.43
13201170200000	6319 W WARWICK AVE	1,859	1929	4	2	$31,247	$16.81
13191160320000	3824 N NEWCASTLE AVE	1,868	1929	4	2	$32,802	$17.56
13201110210000	6150 W GRACE ST	1,840	1922	3	2	$32,473	$17.65
13171130370000	4542 N MEADE AVE	1,870	1925	4	2	$33,052	$17.67
13201070280000		1,848	1921	3	1	$33,000	$17.86
13204100380000		1,852	1926	4	2	$33,139	$17.89
13204200190000		1,856	1928	4	2	$33,615	$18.11
13171190210000		1,870	1916	4	2	$34,000	$18.18
13171140470000		1,870	1924	4	1	$34,000	$18.18
13201050280000		1,866	1928	4	2	$34,000	$18.22
13204130050000		1,857	1924	4	2	$34,000	$18.31
13203170290000		1,850	1926	4	1	$33,927	$18.34
13204100150000		1,853	1928	4	1	$34,000	$18.35
13201190250000		1,856	1921	4	1	$34,243	$18.45
13201030130000		1,840	1919	4	2	$33,993	$18.47
13201260130000		1,838	1926	3	1	$34,000	$18.50
13203060350000		1,855	1927	3	2	$34,531	$18.62
13203120230000		1,858	1930	4	1	$35,001	$18.84
13211150160000		1,845	1919	3	1	$34,933	$18.93
13211090340000		1,850	1923	4	2	$35,411	$19.14
13201280130000		1,872	1928	4	1	$36,001	$19.23
13171140360000		1,870	1929	4	2	$36,000	$19.25
13171190160000		1,870	1917	4	1	$36,000	$19.25
13171190090000		1,870	1915	5	2	$36,000	$19.25
13191310420000		1,838	1920	6	3	$35,621	$19.38
13173040460000		1,849	1927	6	1	$36,000	$19.47
13171130430000		1,842	1926	3	2	$36,000	$19.54
13211170210000		1,844	1921	3	3	$36,093	$19.57
13211170340000		1,839	1918	3	1	$36,000	$19.58
13201120390000		1,872	1924	4	2	$37,000	$19.76
13171110180000		1,870	1932	4	2	$37,000	$19.79
13171100640000		1,870	1929	4	2	$37,000	$19.79
13171120100000		1,870	1928	3	1	$37,000	$19.79
13173120090000		1,859	1916	4	2	$37,000	$19.90
13202310100000		1,857	1923	3	2	$37,000	$19.92
13202160020000		1,848	1925	3	1	$37,001	$20.02
13202100330000		1,848	1914	4	2	$37,001	$20.02
13202080290000		1,843	1922	4	1	$37,000	$20.08

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13202160060000		1,870	1928	3	1	$38,000	$20.32
13173130410000		1,868	1931	4	1	$38,001	$20.34
13211130080000		1,857	1923	4	1	$38,000	$20.46
13201110060000		1,854	1922	4	1	$38,000	$20.50
13211250110000		1,843	1923	4	1	$38,000	$20.62
13211170330000		1,839	1918	3	2	$38,000	$20.66
13202040090000		1,854	1921	4	2	$39,000	$21.04
13212090280000		1,850	1929	3	1	$39,001	$21.08
13212150310000		1,862	1921	5	2	$40,000	$21.48
13211250290000		1,873	1924	3	2	$40,264	$21.50
13212160040000		1,860	1914	3	1	$40,000	$21.51
13212200020000	**5153 W WARWICK AVE**	**1,856**	**1923**	**3**	**2**	**$40,000**	**$21.55**
13212250160000		1,851	1926	4	2	$40,000	$21.61
13202270240000		1,849	1925	4	2	$40,000	$21.63
13212170210000		1,842	1916	3	1	$40,000	$21.72
13203100040000		1,842	1928	3	3	$40,000	$21.72
13202260010000		1,845	1922	4	2	$42,000	$22.76
13203080370000		1,856	1922	3	3	$43,000	$23.17
13212080360000		1,856	1938	4	1	$43,000	$23.17
13212210290000		1,855	1911	4	2	$63,000	$33.96
13173100150000		1,849	1912	4	1	$67,197	$36.34

Median of all 319 comparables: $19.01 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 319 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.

13201100060000	13203160330000	13203170410000	13203170260000	13203170400000
13203170250000	13194010240000	13212010310000	13194120390000	13201070040000
13204230020000	13201100070000	13203160320000	13201050380000	13173100500000
13201170200000	13201140280000	13203060040000	13201190190000	13171150680000
13212000340000	13204110140000	13171100560000	13201200200000	13204190150000
13191320120000	13194040230000	13212040320000	13203040160000	13202060080000
13204280370000	13204020320000	13203300100000	13201060090000	13204120270000
13201180140000	13201230350000	13203010260000	13201070130000	13202050280000
13201190110000	13173120040000	13201230040000	13191160320000	13201070270000
13201110210000	13201270260000	13203020320000	13171130370000	13171140150000
13211280330000	13203140120000	13191030190000	13201270240000	13201150340000
13173130470000	13201100250000	13203090130000	13171140140000	13173040570000
13201070280000	13204100380000	13194320110000	13201150220000	13204120250000
13194140200000	13211210010000	13204310090000	13201050230000	13204200190000
13201010090000	13191350460000	13212240380000	13201110270000	13203100210000
13201270010000	13171120070000	13203060070000	13171190210000	13171140470000
13203190150000	13203010170000	13201050280000	13202110080000	13191130350000
13173030090000	13204130050000	13201110140000	13191010320000	13203140300000
13173040590000	13203170290000	13191170030000	13204100150000	13204320350000
13201240300000	13201140360000	13204080120000	13201190250000	13202210010000
13201030130000	13201260130000	13201230210000	13201190010000	13171150640000
13203290150000	13171190110000	13191230030000	13201120040000	13203290110000
13201200190000	13211210140000	13203060350000	13211090330000	13202260260000
13204190140000	13173030130000	13203130270000	13171130450000	13201270150000
13201270100000	13204010260000	13171190070000	13203190160000	13194250100000
13201200170000	13203290170000	13202120050000	13171140290000	13191230110000
13203260300000	13173130160000	13203290160000	13212040170000	13211310060000
13171200140000	13201130360000	13212280250000	13204130290000	13191160390000
13202020310000	13204090170000	13171220130000	13192040170000	13203120230000
13203180230000	13202150050000	13201100110000	13203290180000	13203140350000
13204240130000	13202230310000	13211150160000	13212050210000	13202150200000
13204190290000	13201200220000	13171110390000	13171140640000	13201030040000
13191090360000	13173150430000	13171130290000	13203140360000	13211090340000
13201190320000	13203100070000	13202170070000	13212240060000	13201280130000
13211180320000	13203230340000	13171140360000	13171190160000	13171190090000
13212270210000	13204110300000	13191190130000	13171140110000	13191280100000
13212070020000	13191310420000	13201230360000	13203010200000	13211150260000
13194000200000	13173040460000	13202190070000	13171071340000	13203060190000
13191230010000	13171130430000	13201140010000	13211280320000	13211170210000
13211170340000	13201280040000	13202260290000	13211240220000	13212090400000
13211030360000	13202310080000	13203180030000	13171120210000	13204080300000
13202100010000	13173140370000	13211020340000	13201120390000	13171090550000
13171110180000	13171100640000	13171120100000	13204040310000	13203300030000
13201080270000	13202120040000	13202140080000	13173120090000	13201140330000
13202310100000	13211120030000	13211030340000	13202160020000	13202100330000

13212070380000	13202080290000	13212250050000	13211170030000	13191100390000
13202130010000	13202130240000	13211140050000	13202200330000	13204060280000
13204090020000	13173060090000	13211300040000	13203140240000	13211260140000
13211260100000	13211030280000	13171100190000	13211090350000	13212250030000
13212150210000	13202160060000	13202120230000	13212290050000	13173130410000
13201220110000	13211130150000	13173070320000	13211140350000	13202270080000
13211130080000	13201110060000	13194130240000	13211150090000	13211120180000
13211280310000	13201020210000	13211250110000	13211170330000	13212040280000
13202180030000	13211140060000	13201040290000	13201070010000	13203300070000
13202040090000	13171130470000	13212090280000	13211250210000	13211230330000
13202110230000	13202250260000	13211200240000	13212290230000	13211260070000
13202070190000	13212150310000	13211250290000	13212160040000	13212250160000
13202180360000	13202270240000	13202150250000	13212270270000	13211040260000
13212280070000	13212170210000	13203100040000	13212130050000	13204220250000
13211250140000	13211110290000	13202290140000	13173120170000	13212220190000
13202260010000	13202160050000	13203230290000	13202220270000	13203080370000
13212080360000	13173100950000	13212250140000	13202220320000	13202160030000
13171230200000	13211130040000	13202120240000	13202080200000	13191080270000
13173090360000	13202180060000	13212210290000	13173100150000	

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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