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	13212280060000
Property address	5133 W PATTERSON AVE
Township	Jefferson (71)
Assessor neighborhood	71150
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$32,000	**$27,942**	**$4,058**

12.7% of the current assessed value.
Estimated tax effect about $861 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 475 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 $24.47 per square foot. This home is assessed at $28.02 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,142 square feet gives $27,942. 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	1,142 square feet
Land area	4,032 square feet
Year built	1915
Building type	1.5 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Full
Central air	No Central A/C
Rooms	8
Bedrooms	4
Full bathrooms	1
Half bathrooms	1

Total assessed value	$32,000
Assessed value per square foot	$28.02

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	5,558
2	Building area within 15% of this home	3,368
3	Built within 15 years of this home	2,309
4	Same building type	475
5	Same construction quality grade	475

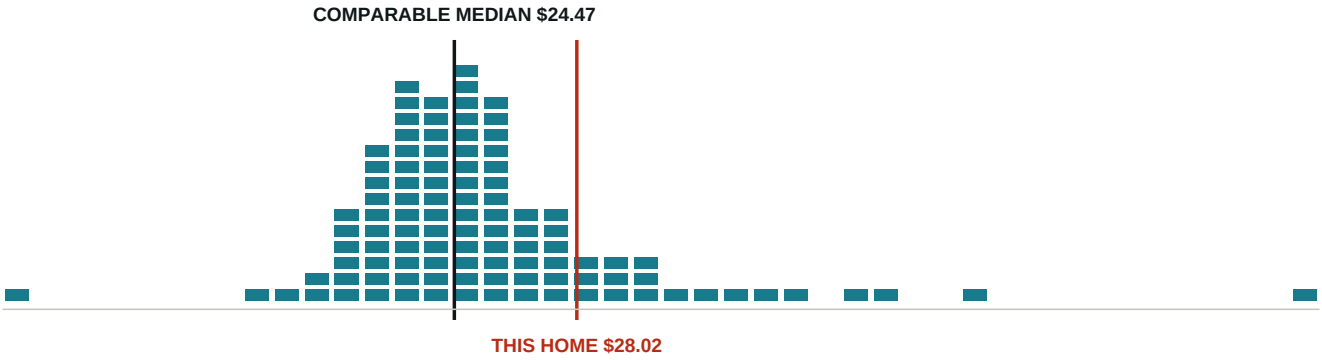
The comparable figure used is the median of all 475 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 475 properties 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	475
Lowest assessed	$11.36 per square foot
25th percentile	$23.05 per square foot
Median	$24.47 per square foot
75th percentile	$26.05 per square foot
Highest assessed	$49.57 per square foot
This home	$28.02 per square foot
Position	assessed above 420 of the 475 comparable properties, the 88th percentile



$11.36 per sq ft — 475 comparable properties by assessed value per square foot, one mark is 5 properties — $49.57 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 475 comparables	$24.47
Building area of this home	1,142 sq ft
Median multiplied by building area	**$27,942**
Current total assessed value	$32,000
Difference, the reduction requested	**$4,058**

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 $4,058 in assessed value is worth roughly $861 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

475 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 475 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
13191040320000	3930 N SAYRE AVE	1,134	1916	2	1	$23,001	$20.28
13191010190000	3927 N NEVA AVE	1,134	1916	2	1	$25,001	$22.05
13202070130000		1,122	1915	3	2	$25,102	$22.37
13191010540000		1,161	1913	3	1	$26,001	$22.40
13201050300000		1,165	1925	3	1	$26,135	$22.43
13194320230000		1,153	1924	3	1	$26,000	$22.55
13194250200000		1,134	1921	3	1	$26,000	$22.93
13211170270000		1,125	1918	2	1	$26,000	$23.11
13211070370000		1,122	1912	3	1	$26,000	$23.17
13194070190000		1,122	1913	3	1	$26,000	$23.17
13194230180000		1,122	1913	3	1	$26,001	$23.17
13194150030000		1,164	1911	4	1	$27,000	$23.20
13173000220000		1,140	1923	3	1	$26,473	$23.22
13194150080000		1,155	1919	4	1	$27,000	$23.38
13191090350000		1,155	1927	3	1	$27,000	$23.38
13204230070000		1,155	1925	3	1	$27,000	$23.38
13194010090000		1,152	1918	3	1	$27,000	$23.44
13194150050000		1,146	1913	3	1	$27,000	$23.56
13194010300000		1,142	1918	5	2	$27,000	$23.64
13191170290000		1,141	1929	3	2	$27,000	$23.66
13203100310000		1,135	1926	3	1	$27,000	$23.79
13173100940000		1,126	1922	3	1	$27,000	$23.98
13194140060000		1,126	1913	3	1	$27,000	$23.98
13211260190000		1,125	1923	3	1	$27,000	$24.00
13211260040000		1,125	1922	3	1	$27,000	$24.00
13191020300000		1,125	1927	3	1	$27,001	$24.00
13201140270000		1,126	1920	3	2	$27,087	$24.06
13194130230000		1,122	1914	3	1	$27,000	$24.06
13173100440000		1,122	1913	3	1	$27,000	$24.06
13194230060000		1,126	1924	4	2	$27,342	$24.28
13194310040000		1,166	1913	3	2	$29,000	$24.87
13173140460000		1,166	1915	3	1	$29,001	$24.87
13201030090000		1,155	1920	3	2	$28,744	$24.89
13204070250000		1,165	1923	3	1	$29,000	$24.89
13204110110000		1,163	1928	3	1	$29,000	$24.94
13203240150000		1,160	1924	4	2	$29,000	$25.00
13201070030000		1,150	1923	3	2	$28,762	$25.01
13173160130000		1,152	1908	3	1	$29,000	$25.17
13191240220000		1,150	1929	3	1	$29,000	$25.22
13194310160000		1,150	1924	3	1	$29,000	$25.22

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13203240160000		1,146	1924	2	1	$29,000	$25.31
13191070170000		1,120	1906	2	1	$28,406	$25.36
13203090030000		1,128	1928	3	1	$29,000	$25.71
13204050270000		1,127	1916	3	1	$29,000	$25.73
13194220010000		1,126	1924	4	1	$29,000	$25.75
13194320120000		1,126	1923	5	2	$29,000	$25.75
13203080130000		1,122	1923	3	1	$29,000	$25.85
13202170060000		1,141	1922	3	1	$30,000	$26.29
13211140310000		1,162	1916	3	1	$31,000	$26.68
13202080130000		1,155	1903	3	1	$31,000	$26.84
13201170170000		1,152	1918	3	1	$31,000	$26.91
13211290080000		1,164	1923	2	1	$32,000	$27.49
13211280350000		1,126	1922	3	1	$31,000	$27.53
13201090400000		1,122	1922	3	1	$31,000	$27.63
13212280060000	**5133 W PATTERSON AVE**	**1,142**	**1915**	**4**	**1**	**$32,000**	**$28.02**
13201070080000		1,140	1920	4	2	$32,000	$28.07
13202080050000		1,125	1910	4	1	$32,001	$28.45
13202170210000		1,152	1925	3	2	$33,001	$28.65
13212210190000		1,150	1916	2	1	$33,001	$28.70
13212040290000		1,140	1903	4	1	$33,000	$28.95
13194130410000		1,155	1913	3	1	$57,101	$49.44

Median of all 475 comparables: $24.47 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 475 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.

13203170310000	13191080030000	13203170320000	13201250370000	13191040310000
13194120330000	13191040320000	13203000030000	13201130330000	13204290130000
13203090260000	13171100250000	13203120300000	13191060200000	13204180360000
13171130070000	13191290160000	13171070960000	13173090440000	13201060140000
13201060150000	13194250190000	13211260030000	13201100100000	13191050150000
13171230080000	13194070310000	13194250050000	13173100520000	13194150350000
13201090350000	13211230040000	13191130400000	13201090090000	13211280400000
13211110240000	13202140030000	13202100280000	13191080330000	13204070240000
13204270090000	13204270100000	13204270080000	13173150620000	13203120040000
13194230280000	13212030140000	13202230180000	13203130220000	13173150420000
13211070360000	13191010190000	13171090630000	13203020280000	13194240070000
13211290210000	13194240020000	13173150390000	13203120190000	13194250080000
13212200110000	13201140240000	13171100600000	13194010280000	13173140500000
13191130310000	13201090040000	13202070130000	13203210100000	13203210070000
13203210080000	13191010540000	13211210080000	13201080320000	13204230270000
13204230260000	13204230300000	13204290010000	13201050300000	13211140290000
13212130230000	13171010400000	13191130380000	13194250250000	13171100210000
13173140330000	13194320230000	13171210200000	13201250280000	13191280300000
13203000230000	13211070350000	13201220350000	13201220340000	13194140020000
13211140300000	13194220160000	13204130060000	13171230090000	13171230040000
13204090180000	13201210140000	13191250410000	13201210120000	13171050700000
13173100420000	13194020170000	13194230330000	13203120290000	13201250410000
13203000050000	13194250200000	13171220050000	13191340310000	13204090190000
13194330420000	13194010320000	13211230030000	13171072080000	13194250060000
13194220170000	13211170270000	13191320210000	13211070320000	13212290350000
13191320030000	13203290360000	13191200020000	13211070370000	13194070190000
13194230180000	13171220180000	13204180150000	13194150030000	13212160190000
13201250310000	13194020050000	13173000220000	13171130530000	13202250220000
13203160100000	13201220170000	13191200190000	13204070100000	13191140030000
13204220240000	13211210060000	13204270110000	13173040540000	13211210070000
13191260230000	13202270170000	13194150080000	13191090350000	13204230070000
13203230250000	13201230220000	13194010090000	13173040350000	13203000210000
13203000240000	13191290070000	13191200130000	13194150050000	13171230110000
13211180240000	13204220310000	13203230160000	13171130420000	13194010300000
13204090040000	13211210170000	13191170290000	13211290140000	13203090230000
13211140220000	13191340180000	13211280180000	13211280100000	13203100310000
13204070020000	13211070100000	13173001040000	13173040100000	13203220090000
13171200100000	13204220090000	13204220100000	13211260300000	13204220080000
13204220040000	13204220030000	13204220020000	13202220250000	13171230130000
13204010240000	13173100940000	13194140060000	13203040230000	13203250050000
13211260190000	13211260040000	13191020300000	13191050540000	13204320120000
13204190180000	13201140270000	13194130230000	13173100440000	13203260210000
13211140280000	13201190340000	13204270290000	13203190090000	13201250290000
13194140050000	13201210110000	13202050290000	13211170240000	13194230060000
13211180020000	13171180030000	13204070110000	13173140550000	13201100310000

13191250080000	13204090030000	13194250150000	13211260350000	13173100460000
13203050060000	13173100430000	13173100380000	13194070290000	13202250110000
13171220190000	13201250320000	13171230030000	13203160290000	13201250420000
13204120350000	13171210170000	13201020280000	13202250130000	13212260020000
13211170220000	13201170060000	13191300110000	13194240250000	13191300460000
13191170380000	13204280050000	13202180200000	13201100330000	13173140310000
13191000480000	13211070330000	13202140160000	13212050020000	13173140230000
13201180220000	13173140050000	13173130390000	13173130370000	13171170110000
13202140040000	13194310040000	13173140460000	13201030090000	13204070250000
13203060050000	13204110110000	13173010210000	13211210020000	13202120220000
13173011020000	13203240150000	13194000050000	13203040090000	13212060030000
13191240300000	13191290490000	13201070030000	13203190250000	13191080400000
13194220250000	13173130180000	13194020150000	13201100090000	13204130260000
13211210290000	13194000070000	13173160130000	13203090350000	13173000070000
13191240220000	13194310160000	13203050100000	13211240310000	13173150080000
13202220260000	13204060240000	13203240160000	13203250090000	13173130050000
13202090100000	13202290080000	13171210070000	13191070170000	13202120260000
13173100410000	13201120310000	13211220070000	13173040550000	13203210090000
13204220120000	13203090390000	13204090270000	13211130010000	13173030540000
13203200010000	13171200160000	13194120170000	13173150650000	13173130570000
13202100400000	13191300420000	13211180140000	13212310190000	13212120130000
13204200220000	13204130030000	13203090030000	13201180260000	13211130050000
13173150710000	13204050270000	13202000290000	13194220010000	13194320120000
13211210040000	13203270120000	13211020300000	13204070050000	13203080130000
13202300080000	13212090190000	13201210100000	13202190210000	13202290060000
13212080160000	13173040220000	13173030220000	13202100220000	13204110150000
13194220050000	13171090040000	13204270070000	13202220290000	13201040120000
13173100450000	13201080220000	13173150200000	13212260290000	13202050270000
13203190170000	13202290070000	13202290100000	13202080090000	13202070200000
13202170060000	13201040130000	13202200150000	13202290090000	13212150270000
13202080150000	13212120150000	13211050320000	13203250120000	13203050430000
13204180160000	13202240220000	13211140310000	13204140340000	13203170300000
13202080130000	13212130120000	13201170170000	13202060330000	13212090390000
13202260200000	13173101310000	13171040910000	13202250020000	13202250040000
13202250240000	13202250230000	13203030200000	13202050220000	13203010230000
13202140170000	13171070610000	13201130280000	13203220540000	13202120150000
13203120170000	13191220170000	13194320130000	13211170230000	13201250340000
13171160150000	13173130480000	13211290080000	13211280350000	13191010260000
13202290050000	13201090400000	13173140030000	13212210250000	13212090380000
13201070080000	13202050250000	13212000240000	13203270060000	13212190060000
13171080520000	13211230260000	13202080050000	13212160080000	13202130200000
13202170210000	13191040370000	13212210190000	13202130300000	13212090150000
13212090100000	13212040290000	13204090010000	13173150530000	13202050210000
13211090300000	13212130150000	13212220350000	13212090350000	13212130200000
13171071810000	13202250140000	13211210210000	13202250360000	13202050240000
13211170180000	13201050390000	13202170030000	13201060290000	13173060040000
13191240200000	13202060230000	13201020220000	13211070090000	13204090050000
13171040510000	13202290270000	13201210350000	13202250210000	13191220440000
13212250060000	13171140320000	13211170200000	13202170130000	13201260290000
13212180140000	13211070020000	13212080040000	13194130410000	13211180290000

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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