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	13284050400000
Property address	5000 W SCHUBERT AVE
Township	Jefferson (71)
Assessor neighborhood	71260
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW	COMPARABLES IMPLY	REDUCTION REQUESTED
$30,000	**$24,242**	**$5,758**

19.2% of the current assessed value.
Estimated tax effect about $1,221 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 28 other properties in assessor neighborhood 71260 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 $25.68 per square foot. This home is assessed at $31.78 per square foot, which is 24% above that median. Applying the median the Assessor already uses for those neighbors to this home's 944 square feet gives $24,242. 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	944 square feet
Land area	3,915 square feet
Year built	1951
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$30,000
Assessed value per square foot	$31.78

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	221
2	Building area within 15% of this home	168
3	Built within 15 years of this home	28
4	Same building type	28
5	Same construction quality grade	28

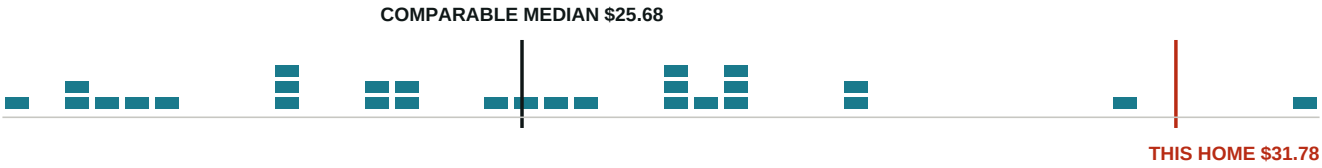
The comparable figure used is the median of all 28 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 28 properties 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	28
Lowest assessed	$20.83 per square foot
25th percentile	$23.45 per square foot
Median	$25.68 per square foot
75th percentile	$27.48 per square foot
Highest assessed	$33.12 per square foot
This home	$31.78 per square foot
Position	assessed above 27 of the 28 comparable properties, the 96th percentile



$20.83 per sq ft — 28 comparable properties by assessed value per square foot, one mark is one property — $33.12 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 28 comparables	$25.68
Building area of this home	944 sq ft
Median multiplied by building area	**$24,242**
Current total assessed value	$30,000
Difference, the reduction requested	**$5,758**

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 $5,758 in assessed value is worth roughly $1,221 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 28 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
13282150320000	4814 W WELLINGTON AVE	960	1951	2	1	$20,000	$20.83
13283050180000	5411 W PARKER AVE	980	1959	2	1	$21,000	$21.43
13283050200000	5405 W PARKER AVE	980	1959	3	1	$21,000	$21.43
13283080360000	5518 W DRUMMOND PL 1	969	1958	2	1	$21,062	$21.74
13284130390000	5004 W WRIGHTWOOD AVE	908	1954	2	1	$20,000	$22.03
13284130220000	5054 W WRIGHTWOOD AVE	944	1951	2	1	$21,000	$22.25
13284260360000	4906 W MONTANA ST	984	1948	3	1	$23,000	$23.37
13283050190000	5409 W PARKER AVE	980	1959	2	1	$23,000	$23.47
13284160020000	2555 N LARAMIE AVE	850	1958	2	1	$20,000	$23.53
13284160040000	2547 N LARAMIE AVE	951	1958	3	1	$23,000	$24.19
13283240210000	2448 N LUNA AVE	944	1957	2	1	$23,000	$24.36
13282150270000	4832 W WELLINGTON AVE	899	1952	2	1	$22,000	$24.47
13283240290000	2428 N LUNA AVE	931	1957	2	1	$23,000	$24.70
13283080450000	5541 W SCHUBERT AVE	939	1950	3	1	$24,000	$25.56
13283180290000	2534 N LOTUS AVE	969	1962	3	1	$25,001	$25.80
13282100370000	4909 W BARRY AVE	965	1951	3	1	$25,000	$25.91
13283040330000	5520 W SCHUBERT AVE	950	1961	3	1	$25,000	$26.32
13283010040000	5451 W DIVERSEY AVE	852	1956	2	1	$23,000	$27.00
13283090220000	5454 W DRUMMOND PL HSE	931	1957	3	2	$25,211	$27.08
13284110380000	4832 W DRUMMOND PL	812	1953	2	1	$22,000	$27.09
13283090400000	5406 W DRUMMOND PL	912	1956	2	1	$25,000	$27.41
13283170350000	2524 N LINDER AVE	976	1947	2	1	$27,000	$27.66
13283130120000	5427 W DRUMMOND PL	902	1956	2	1	$25,000	$27.72
13283180390000	2506 N LOTUS AVE	864	1957	2	1	$24,001	$27.78
13282150280000	4828 W WELLINGTON AVE	936	1952	2	1	$27,000	$28.85
13283070390000	5258 W SCHUBERT AVE	936	1953	2	1	$27,000	$28.85
13283160420000	5535 W WRIGHTWOOD AVE	832	1946	2	1	$26,000	$31.25
13284050400000	**5000 W SCHUBERT AVE**	**944**	**1951**	**2**	**1**	**$30,000**	**$31.78**
13283070400000	5254 W SCHUBERT AVE	936	1953	3	2	$31,000	$33.12

Median of all 28 comparables: $25.68 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71260, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 28 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.

13282150320000	13283050180000	13283050200000	13283080360000	13284130390000
13284130220000	13284260360000	13283050190000	13284160020000	13284160040000
13283240210000	13282150270000	13283240290000	13283080450000	13283180290000
13282100370000	13283040330000	13283010040000	13283090220000	13284110380000
13283090400000	13283170350000	13283130120000	13283180390000	13282150280000
13283070390000	13283160420000	13283070400000		

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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