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	19124200480000
Property address	5333 S ROCKWELL ST
Township	Lake (72)
Assessor neighborhood	72070
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$29,001

30.8% of the current assessed value.

COMPARABLES IMPLY

$20,077

Estimated tax effect about $1,893 a year at a 7% composite rate.

REDUCTION REQUESTED

$8,924

SECTION 1

The argument in one paragraph

The Assessor values 162 other properties in assessor neighborhood 72070 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 $17.93 per square foot. This home is assessed at $25.89 per square foot, which is 44% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,120 square feet gives $20,077. 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	1,120 square feet
Land area	3,125 square feet
Year built	1972
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	6
Bedrooms	3
Full bathrooms	1
Half bathrooms	1

Total assessed value	$29,001
Assessed value per square foot	$25.89

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	2,716
2	Building area within 15% of this home	2,004
3	Built within 15 years of this home	162
4	Same building type	162
5	Same construction quality grade	162

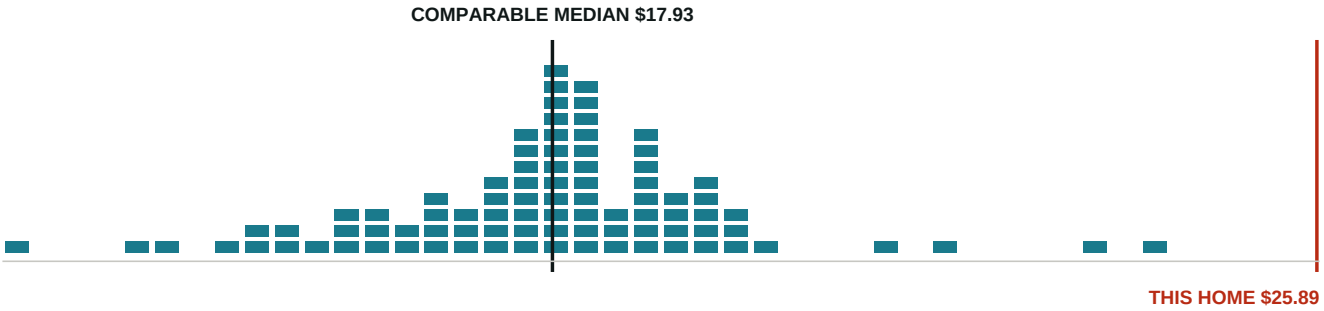
The comparable figure used is the median of all 162 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 162 properties 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	162
Lowest assessed	$12.21 per square foot
25th percentile	$17.00 per square foot
Median	$17.93 per square foot
75th percentile	$18.75 per square foot
Highest assessed	$24.31 per square foot
This home	$25.89 per square foot
Position	assessed above 162 of the 162 comparable properties, the 100th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 162 comparables	$17.93
Building area of this home	1,120 sq ft
Median multiplied by building area	**$20,077**
Current total assessed value	$29,001
Difference, the reduction requested	**$8,924**

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 $8,924 in assessed value is worth roughly $1,893 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

162 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 162 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
19123150460000	5209 S MOZART ST	1,128	1959	3	1	$15,624	$13.85
19241260510000	6643 S ALBANY AVE	1,100	1973	2	1	$16,001	$14.55
19124140020000	5205 S CAMPBELL AVE	1,080	1961	3	1	$17,655	$16.35
19131070530000	5554 S CALIFORNIA AVE HS	1,154	1957	3	1	$19,000	$16.46
19122240020000	5003 S ARTESIAN AVE	1,080	1961	2	1	$18,000	$16.67
19122240460000	5029 S ARTESIAN AVE	1,080	1959	2	1	$18,001	$16.67
19124200530000	5347 S ROCKWELL ST	1,120	1971	3	1	$19,001	$16.97
19124200520000	5345 S ROCKWELL ST	1,120	1971	3	1	$19,001	$16.97
19124200490000	5337 S ROCKWELL ST	1,120	1972	3	1	$19,001	$16.97
19123300610000	5417 S FRANCISCO AVE	1,105	1957	3	1	$19,000	$17.19
19133070400000	5955 S MOZART ST	1,104	1959	3	1	$19,000	$17.21
19123310140000	5439 S MOZART ST	1,100	1965	2	1	$19,000	$17.27
19131070540000	5558 S CALIFORNIA AVE	1,154	1957	3	1	$20,000	$17.33
19123030310000	5126 S SACRAMENTO AVE	1,090	1957	2	1	$19,000	$17.43
19123180320000	5328 S RICHMOND ST	1,080	1967	2	1	$19,000	$17.59
19122140240000	4934 S CAMPBELL AVE	1,080	1967	3	1	$19,000	$17.59
19122210260000	5022 S MAPLEWOOD AVE	1,080	1962	3	1	$19,000	$17.59
19123140380000	5236 S MOZART ST	1,080	1967	2	1	$19,000	$17.59
19122030320000	4740 S ROCKWELL ST	1,080	1968	2	1	$19,000	$17.59
19124010160000	5127 S FAIRFIELD AVE	1,080	1963	3	1	$19,001	$17.59
19124220140000	5333 S CAMPBELL AVE	1,080	1964	3	1	$19,001	$17.59
19131150270000		1,080	1961	3	1	$19,001	$17.59
19124200130000		1,080	1970	3	1	$19,001	$17.59
19124280200000		1,080	1964	3	1	$19,001	$17.59
19122210310000		1,130	1968	3	1	$20,000	$17.70
19123150440000		1,128	1959	3	1	$20,000	$17.73
19124220340000		1,121	1968	3	1	$20,001	$17.84
19124200450000		1,120	1971	3	1	$20,001	$17.86
19124220450000		1,120	1968	3	1	$20,001	$17.86
19124200510000		1,120	1971	3	1	$20,001	$17.86
19124200500000		1,120	1971	3	1	$20,001	$17.86
19124200070000		1,120	1970	3	1	$20,001	$17.86
19124200120000		1,120	1970	3	1	$20,001	$17.86
19124060260000		1,120	1976	3	1	$20,001	$17.86
19124220240000		1,120	1967	3	1	$20,001	$17.86
19124080210000		1,118	1965	3	1	$20,001	$17.89
19123240110000		1,115	1960	3	1	$20,000	$17.94
19123300600000		1,105	1957	3	1	$20,000	$18.10
19123110180000		1,104	1958	3	1	$20,000	$18.12
19124060400000		1,100	1963	3	1	$20,001	$18.18

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19131060060000		1,092	1959	3	1	$20,001	$18.32
19123170230000		1,091	1957	2	1	$20,000	$18.33
19122210250000		1,080	1962	3	1	$20,000	$18.52
19124120280000		1,080	1962	3	1	$20,001	$18.52
19122040330000		1,128	1973	3	1	$21,000	$18.62
19124200060000		1,120	1970	3	1	$21,001	$18.75
19124200430000		1,120	1971	3	1	$21,001	$18.75
19124220250000		1,120	1965	3	1	$21,001	$18.75
19124200440000		1,120	1971	3	1	$21,001	$18.75
19124140230000		1,120	1969	3	1	$21,001	$18.75
19124200110000		1,120	1970	3	1	$21,001	$18.75
19124050350000		1,120	1968	3	1	$21,001	$18.75
19131030090000		1,112	1979	3	1	$21,001	$18.89
19124200470000		1,090	1972	3	1	$21,001	$19.27
19122030330000		1,080	1970	3	1	$21,000	$19.44
19124140120000		1,125	1973	3	1	$22,001	$19.56
19124040440000		1,100	1979	3	1	$22,001	$20.00
19123190330000		1,100	1958	3	2	$26,000	$23.64
19124200460000		1,120	1971	3	1	$27,001	$24.11
19124090490000		1,152	1959	3	1	$28,000	$24.31
19124200480000	**5333 S ROCKWELL ST**	**1,120**	**1972**	**3**	**1**	**$29,001**	**$25.89**

Median of all 162 comparables: $17.93 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 72070, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 162 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.

19241090410000	19241300380000	19123150460000	19241260510000	19122050570000
19123050480000	19131210240000	19122180160000	19241190370000	19241080330000
19124080360000	19123150520000	19124090430000	19123310520000	19123280440000
19123070510000	19123100360000	19241020250000	19122150380000	19122240450000
19131150390000	19124050430000	19131040420000	19131250270000	19131250280000
19124230160000	19124140020000	19131070530000	19122220250000	19123180490000
19122240020000	19122240460000	19122150300000	19122200170000	19124020300000
19122140250000	19124200530000	19124200520000	19124200490000	19122210090000
19124070170000	19122140060000	19123300610000	19133070400000	19123310140000
19122140260000	19124120370000	19122150360000	19124060290000	19131070540000
19123030310000	19131010100000	19122220100000	19123180320000	19122140240000
19122210260000	19123140380000	19122030320000	19124010160000	19124220140000
19131150270000	19124200130000	19124280200000	19122150400000	19122150370000
19122210310000	19123150440000	19124220340000	19123140300000	19124200450000
19124220450000	19124200510000	19124200500000	19124200070000	19124200120000
19124060260000	19124220240000	19123290180000	19124080210000	19122210240000
19124220160000	19124070080000	19124070130000	19123240110000	19122030290000
19124060220000	19124120300000	19122030280000	19123300600000	19123110180000
19122130210000	19124060400000	19122130030000	19123150270000	19122130080000
19124220540000	19124050180000	19124050240000	19122160080000	19124230040000
19124130310000	19124060140000	19122150350000	19124130290000	19124150170000
19124090380000	19124050310000	19131110080000	19124220190000	19131060060000
19123170230000	19123070330000	19122210250000	19122130280000	19124120280000
19122040330000	19124060150000	19122130310000	19124200060000	19124200430000
19124220250000	19124200440000	19124140230000	19124200110000	19124050350000
19123300110000	19122130200000	19122070230000	19123060350000	19131030090000
19123060020000	19123060060000	19123060070000	19124210270000	19123310050000
19122220260000	19123060090000	19124130390000	19124120180000	19124200470000
19123180170000	19122030330000	19122240010000	19122180060000	19124140120000
19123150100000	19124140380000	19124040460000	19122150310000	19122160050000
19124140200000	19123060010000	19123060030000	19122140070000	19124210170000
19124040440000	19123050500000	19131210020000	19124170360000	19123190330000
19124200460000	19124090490000			

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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