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	12151080040000
Property address	4709 WESLEY TER
Township	Leyden (20)
Assessor neighborhood	20020
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$29,000

11.8% of the current assessed value.

COMPARABLES IMPLY

$25,590

Estimated tax effect about $723 a year at a 7% composite rate.

REDUCTION REQUESTED

$3,410

SECTION 1

The argument in one paragraph

The Assessor values 224 other properties in assessor neighborhood 20020 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 $30.18 per square foot. This home is assessed at $34.20 per square foot, which is 13% above that median. Applying the median the Assessor already uses for those neighbors to this home's 848 square feet gives $25,590. 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	848 square feet
Land area	6,642 square feet
Year built	1947
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	$29,000
Assessed value per square foot	$34.20

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	438
2	Building area within 15% of this home	263
3	Built within 15 years of this home	238
4	Same building type	225
5	Same construction quality grade	224

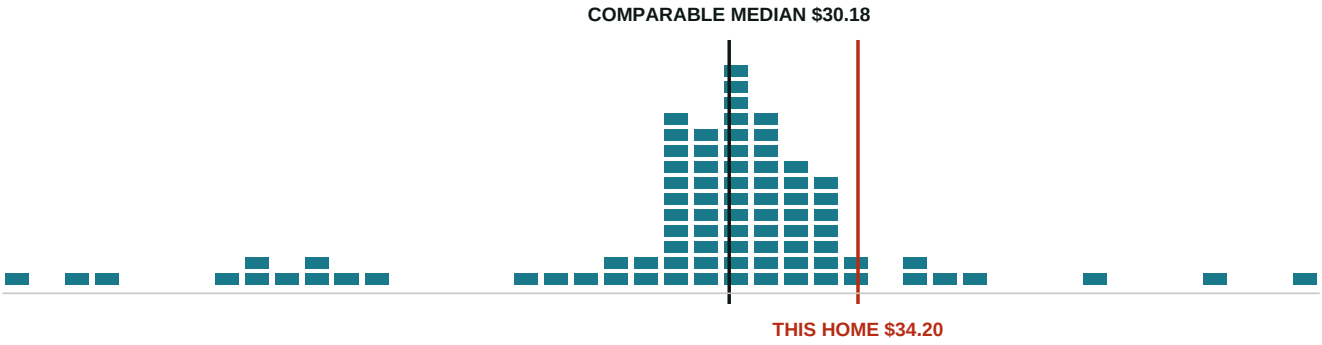
The comparable figure used is the median of all 224 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 224 properties 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	224
Lowest assessed	$7.48 per square foot
25th percentile	$28.93 per square foot
Median	$30.18 per square foot
75th percentile	$32.20 per square foot
Highest assessed	$48.61 per square foot
This home	$34.20 per square foot
Position	assessed above 211 of the 224 comparable properties, the 94th percentile



$7.48 per sq ft — 224 comparable properties by assessed value per square foot, one mark is 3 properties — $48.61 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 224 comparables	$30.18
Building area of this home	848 sq ft
Median multiplied by building area	**$25,590**
Current total assessed value	$29,000
Difference, the reduction requested	**$3,410**

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 $3,410 in assessed value is worth roughly $723 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

224 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 224 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
12164100520000	4121 WAGNER AVE	840	1948	2	1	$6,285	$7.48
12212050160000	3733 EMERSON AVE	861	1949	3	1	$9,192	$10.68
12164150120000	4035 PRAIRIE AVE	850	1952	2	2	$11,974	$14.09
12164150110000	4035 PRAIRIE AVE	850	1952	2	2	$13,946	$16.41
12212040370000	3736 EMERSON AVE	864	1952	2	1	$15,150	$17.53
12212040360000	3736 EMERSON AVE	864	1952	2	1	$15,150	$17.53
12212050690000	3733 EMERSON DR	861	1949	3	1	$21,240	$24.67
12164100220000	4121 WAGNER AVE	840	1948	2	1	$22,040	$26.24
12151060100000	4442 RIVER RD	840	1948	2	1	$22,852	$27.20
12151080070000	4661 WESLEY TER	864	1953	3	1	$24,622	$28.50
12153020200000	4339 GRACE ST	840	1947	2	1	$24,000	$28.57
12151040050000	4421 WESLEY TER	840	1946	2	1	$24,047	$28.63
12151080140000		864	1953	2	1	$25,000	$28.94
12151080060000		864	1953	2	1	$25,045	$28.99
12153200020000		840	1949	2	1	$24,568	$29.25
12153200060000		840	1947	2	1	$24,900	$29.64
12151040130000		840	1946	2	1	$25,000	$29.76
12153170540000		840	1948	2	1	$25,000	$29.76
12151040150000		840	1946	2	1	$25,000	$29.76
12151040070000		840	1946	2	1	$25,000	$29.76
12151040030000		840	1946	2	1	$25,000	$29.76
12153170560000		840	1948	2	1	$25,000	$29.76
12151040110000		840	1946	2	1	$25,000	$29.76
12151050120000		840	1948	2	1	$25,000	$29.76
12153170520000		840	1948	2	1	$25,000	$29.76
12151030220000		840	1946	2	1	$25,000	$29.76
12151040080000		840	1946	2	1	$25,000	$29.76
12151070240000		864	1953	3	1	$26,000	$30.09
12151080110000		864	1952	3	1	$26,000	$30.09
12151080170000		864	1951	3	1	$26,000	$30.09
12151070190000		864	1953	2	1	$26,000	$30.09
12151070110000		864	1953	2	1	$26,000	$30.09
12151080050000		864	1952	3	1	$26,000	$30.09
12153020270000		864	1932	2	1	$26,000	$30.09
12151070140000		864	1953	3	1	$26,000	$30.09
12151070080000		864	1953	3	1	$26,000	$30.09
12151080010000		864	1951	2	1	$26,000	$30.09
12151110020000		864	1953	2	1	$26,000	$30.09
12151110030000		864	1953	3	1	$26,000	$30.09
12153170420000		840	1951	2	1	$25,698	$30.59

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
12153170440000		840	1947	2	1	$26,000	$30.95
12151050150000		840	1946	2	1	$26,000	$30.95
12151060130000		840	1948	3	1	$26,000	$30.95
12151040120000		840	1946	2	1	$26,000	$30.95
12153170460000		840	1947	2	1	$26,000	$30.95
12151040040000		840	1946	2	1	$26,000	$30.95
12151050130000		840	1946	2	1	$26,000	$30.95
12153170470000		840	1947	2	1	$26,000	$30.95
12153200120000		840	1948	2	1	$26,000	$30.95
12151050140000		840	1946	2	1	$26,000	$30.95
12153170480000		840	1947	2	1	$26,000	$30.95
12151030210000		840	1946	2	1	$27,275	$32.47
12163010200000		844	1952	2	1	$28,000	$33.18
12151060080000		840	1949	2	1	$28,000	$33.33
12153200040000		840	1946	2	1	$28,000	$33.33
12153170400000		840	1948	2	1	$28,000	$33.33
12151060020000		840	1947	2	1	$28,000	$33.33
12151080040000	**4709 WESLEY TER**	**848**	**1947**	**2**	**1**	**$29,000**	**$34.20**
12151060010000		840	1946	2	1	$29,000	$34.52
12151060040000		840	1947	2	1	$32,000	$38.10
12151060070000		840	1948	2	1	$32,000	$38.10

Median of all 224 comparables: $30.18 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 20020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 224 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.

12164100520000	12153030250000	12212050160000	12164150120000	12153070090000
12153070100000	12153010160000	12153010170000	12094080340000	12094080330000
12164150110000	12153170190000	12153170200000	12153010130000	12153010120000
12212040370000	12212040360000	12094280210000	12094280200000	12153030230000
12153070050000	12212050690000	12094310250000	12164100220000	12164030620000
12151100130000	12162100040000	12151060100000	12162080060000	12094190110000
12164110210000	12162080230000	12162140150000	12151090100000	12151080230000
12151090080000	12151090050000	12162140110000	12162070350000	12162070100000
12161150250000	12151080070000	12153020200000	12162080210000	12151040050000
12151080210000	12162140020000	12164010060000	12162070320000	12162140280000
12151090020000	12151080260000	12162100070000	12153080050000	12162100130000
12162070150000	12162080140000	12162080190000	12162080100000	12162070160000
12151080140000	12162090030000	12151080060000	12151080250000	12164030630000
12162070240000	12162140130000	12162070470000	12162140060000	12151090040000
12153160220000	12153200020000	12153200080000	12151090130000	12151090060000
12151090010000	12162050080000	12153200060000	12162100200000	12151040130000
12153170540000	12151040150000	12151040070000	12151040030000	12153170560000
12151040110000	12151050120000	12153170520000	12151030220000	12151040080000
12164080410000	12162140250000	12162100100000	12162080120000	12151070240000
12151080110000	12151080170000	12151070190000	12151070110000	12151080050000
12153020270000	12151070140000	12151070080000	12151080010000	12151110020000
12151110030000	12151110110000	12151080180000	12162100250000	12162100240000
12162140180000	12162070200000	12162140190000	12162070230000	12162070290000
12164110200000	12164140390000	12151060090000	12162070080000	12163180180000
12164090270000	12151070010000	12162090080000	12162090130000	12162100020000
12153170420000	12151100150000	12162050060000	12151110120000	12164080340000
12164080350000	12153200130000	12151050090000	12103000070000	12164000140000
12153170440000	12151050150000	12151060130000	12151040120000	12153170460000
12151040040000	12151050130000	12153170470000	12153200120000	12151050140000
12153170480000	12211040700000	12162070130000	12164030280000	12164020190000
12164080330000	12162140120000	12151150080000	12164030690000	12164100580000
12164030700000	12153080210000	12164030560000	12164080380000	12151070250000
12162090120000	12151100140000	12151070030000	12151090110000	12151080200000
12151080080000	12164090280000	12151170220000	12151080020000	12163020310000
12153200070000	12153170550000	12164100540000	12151070220000	12151110060000
12151070210000	12151110070000	12151070070000	12151080150000	12151070100000
12151070130000	12151070160000	12151070230000	12151080160000	12153170310000
12151030210000	12164030600000	12212050540000	12151110090000	12151070200000
12153170620000	12151100230000	12151100210000	12151100240000	12151090190000
12163010200000	12151070260000	12163170350000	12151060080000	12153200040000
12153170400000	12151060020000	12153200010000	12151070050000	12151110040000
12151070150000	12151110100000	12151080120000	12164080390000	12163020240000
12153180280000	12153120250000	12151060010000	12151100020000	12164030210000
12153220070000	12163110700000	12163180230000	12151060040000	12151060070000
12164030660000	12211010610000	12211010620000	12151080130000	

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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