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	19063200110000
Property address	4500 KENILWORTH AVE
Township	Stickney (36)
Assessor neighborhood	36012
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$26,000

14.5% of the current assessed value.

COMPARABLES IMPLY

$22,239

REDUCTION REQUESTED

$3,761

Estimated tax effect about $798 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 499 other properties in assessor neighborhood 36012 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 $25.80 per square foot. This home is assessed at $30.16 per square foot, which is 17% above that median. Applying the median the Assessor already uses for those neighbors to this home's 862 square feet gives $22,239. 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	862 square feet
Land area	8,142 square feet
Year built	1955
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$26,000
Assessed value per square foot	$30.16

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	652
2	Building area within 15% of this home	599
3	Built within 15 years of this home	501
4	Same building type	499
5	Same construction quality grade	499

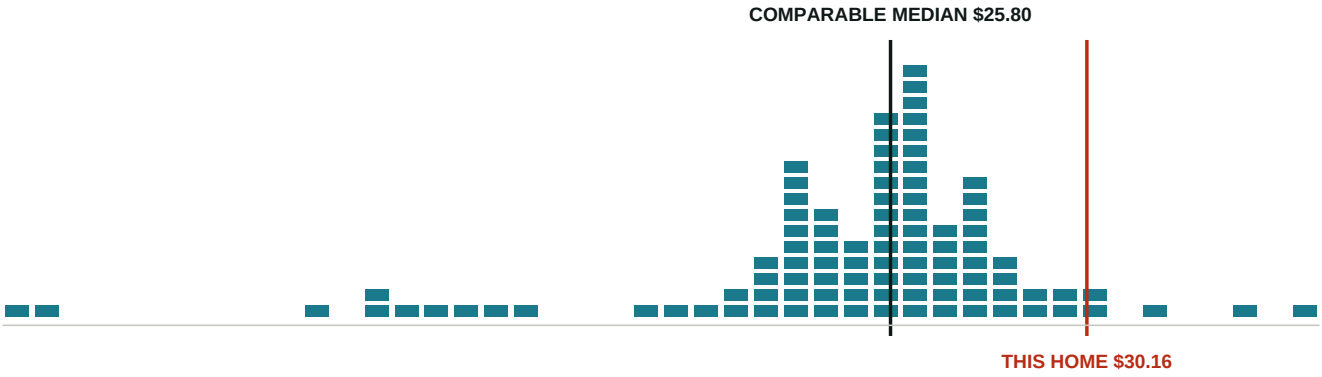
The comparable figure used is the median of all 499 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 499 properties 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	499
Lowest assessed	$6.07 per square foot
25th percentile	$24.13 per square foot
Median	$25.80 per square foot
75th percentile	$27.06 per square foot
Highest assessed	$35.33 per square foot
This home	$30.16 per square foot
Position	assessed above 487 of the 499 comparable properties, the 98th percentile



$6.07 per sq ft — 499 comparable properties by assessed value per square foot, one mark is 6 properties — $35.33 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 499 comparables	$25.80
Building area of this home	862 sq ft
Median multiplied by building area	**$22,239**
Current total assessed value	$26,000
Difference, the reduction requested	**$3,761**

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 $3,761 in assessed value is worth roughly $798 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

499 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 499 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
19062090120000	4025 EUCLID AVE	876	1953	2	1	$12,634	$14.42
19062090110000	4025 EUCLID AVE	876	1953	2	1	$12,634	$14.42
19062020330000	3920 CLARENCE AVE	864	1951	3	1	$12,902	$14.93
19062020340000	3920 CLARENCE AVE	864	1951	3	1	$12,902	$14.93
19061130110000	4129 WISCONSIN AVE	880	1951	2	1	$13,554	$15.40
19062090270000	4016 WESLEY AVE	864	1952	2	2	$14,460	$16.74
19062090260000	4016 WESLEY AVE	864	1952	2	2	$14,460	$16.74
19062230190000	4245 GUNDERSON AVE	864	1952	2	1	$20,000	$23.15
19062240420000	4231 ELMWOOD AVE	864	1952	2	1	$20,000	$23.15
19062240410000	4229 ELMWOOD AVE	864	1952	2	1	$20,000	$23.15
19062230420000	4231 GUNDERSON AVE	864	1954	2	1	$20,001	$23.15
19062230430000	4235 GUNDERSON AVE	864	1952	3	1	$20,001	$23.15
19062230410000		864	1952	3	1	$20,001	$23.15
19061060160000		845	1953	2	1	$20,001	$23.67
19061060170000		845	1953	2	1	$20,001	$23.67
19061060150000		845	1953	2	1	$20,001	$23.67
19062210280000		880	1955	2	1	$22,000	$25.00
19063240040000		864	1952	2	1	$22,000	$25.46
19061240180000		864	1953	2	1	$22,000	$25.46
19062100360000		864	1961	3	1	$22,000	$25.46
19061160320000		864	1954	2	1	$22,001	$25.46
19063210250000		864	1952	2	1	$22,001	$25.46
19062050490000		861	1954	2	1	$22,000	$25.55
19062180270000		855	1957	2	1	$22,001	$25.73
19062100570000		850	1953	2	1	$22,000	$25.88
19062060430000		878	1954	2	1	$23,000	$26.20
19062060440000		878	1954	3	1	$23,000	$26.20
19063120330000		870	1953	2	1	$23,000	$26.44
19063090320000		868	1953	2	1	$23,000	$26.50
19061120270000		864	1953	2	1	$23,000	$26.62
19061110350000		864	1954	2	1	$23,000	$26.62
19061110230000		864	1953	2	1	$23,000	$26.62
19061110400000		864	1953	2	1	$23,000	$26.62
19063010100000		864	1952	3	1	$23,000	$26.62
19061130300000		864	1951	2	1	$23,000	$26.62
19061120230000		864	1953	2	1	$23,000	$26.62
19061040120000		864	1955	2	1	$23,001	$26.62
19061230280000		864	1951	2	1	$23,001	$26.62
19061200080000		864	1956	2	1	$23,001	$26.62
19061080270000		864	1956	2	1	$23,001	$26.62

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
19061230040000		864	1953	2	1	$23,001	$26.62
19062050500000		861	1954	2	1	$23,000	$26.71
19061140060000		856	1949	2	1	$23,000	$26.87
19061200160000		856	1954	2	1	$23,001	$26.87
19061200170000		856	1952	2	1	$23,001	$26.87
19063120210000		854	1946	2	1	$23,000	$26.93
19061020370000		851	1955	2	1	$23,000	$27.03
19063150140000		848	1952	3	1	$23,000	$27.12
19062040470000		846	1954	2	1	$23,000	$27.19
19063180170000		874	1953	2	1	$25,000	$28.60
19062020270000		874	1959	3	1	$25,000	$28.60
19062240310000		864	1957	2	1	$25,000	$28.94
19063040010000		864	1954	2	1	$25,000	$28.94
19062190490000		864	1952	3	1	$25,000	$28.94
19062190470000		864	1952	3	1	$25,000	$28.94
19062060460000		862	1961	2	1	$25,000	$29.00
19062120590000		846	1952	2	1	$25,000	$29.55
19063130290000		868	1945	3	2	$26,000	$29.95
19062010510000		864	1952	3	1	$26,000	$30.09
19061110240000		864	1953	2	2	$26,000	$30.09
19063200110000	**4500 KENILWORTH AVE**	**862**	**1955**	**2**	**1**	**$26,000**	**$30.16**

Median of all 499 comparables: $25.80 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 36012, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 499 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.

19062120570000	19061230400000	19061070240000	19062190220000	19062190210000
19062030280000	19062030290000	19062090120000	19062090110000	19062140270000
19062140260000	19062060220000	19062060210000	19062020330000	19062020340000
19062060270000	19062060280000	19061130110000	19062060350000	19062060360000
19062030220000	19062030230000	19062030390000	19061230330000	19061230320000
19062090270000	19062090260000	19062030400000	19062100070000	19061070230000
19063090260000	19061210430000	19062120360000	19063170080000	19062190350000
19062070260000	19063120080000	19062190650000	19062050430000	19062100580000
19062200480000	19063020230000	19063180330000	19063090290000	19063090220000
19063210260000	19063160310000	19061170260000	19061060180000	19061180310000
19062220360000	19063120360000	19063050360000	19063090270000	19061230220000
19062230190000	19062240420000	19062240410000	19062230420000	19062230430000
19062230410000	19062000550000	19063210330000	19061030520000	19063220310000
19063020310000	19063120370000	19062070490000	19061080120000	19061190490000
19063140490000	19063140520000	19063020120000	19063120390000	19062200500000
19062200490000	19061060160000	19061060170000	19061060150000	19061190460000
19061220450000	19063210310000	19061150320000	19063180340000	19063200260000
19063200330000	19061200450000	19061190450000	19061190480000	19063090250000
19061180430000	19061180420000	19061180410000	19063080230000	19063260190000
19063150230000	19063160320000	19061130280000	19063170220000	19063160280000
19063210220000	19063170230000	19063110270000	19062070160000	19062140440000
19062210170000	19062210150000	19062210160000	19062120610000	19062210030000
19062210060000	19063160050000	19062210040000	19062210130000	19062180460000
19062210050000	19062190580000	19062220260000	19062190570000	19061160350000
19063240030000	19062080450000	19062080440000	19061120120000	19062220020000
19061030360000	19062040490000	19061120300000	19062200570000	19061150170000
19061150160000	19063130420000	19063210340000	19062210360000	19063210350000
19063220380000	19063220410000	19063310080000	19063010330000	19061080380000
19063010340000	19063020300000	19063180360000	19063290180000	19063010280000
19063300270000	19063010290000	19063020320000	19062180050000	19061010280000
19061010300000	19061010290000	19061010270000	19061010260000	19063140470000
19063130450000	19063130440000	19063140510000	19063120400000	19063120410000
19062230270000	19063130390000	19062100590000	19063080120000	19063130280000
19063280010000	19063020220000	19063110340000	19062220500000	19061130290000
19061190570000	19062210280000	19063010270000	19063030030000	19061180380000
19062200610000	19061220490000	19063090350000	19062090030000	19061210440000
19061140200000	19062090500000	19062090520000	19062090480000	19061080360000
19062130380000	19062180300000	19062200590000	19061130310000	19062200730000
19061130260000	19062070520000	19062070510000	19061140040000	19062210180000
19062150440000	19062150450000	19061080110000	19061080130000	19061070300000
19063240040000	19061240180000	19062100360000	19061160320000	19063210250000
19061120160000	19061120130000	19062050490000	19063030090000	19061080070000
19062180500000	19061190550000	19062180520000	19061060130000	19062030530000
19061180340000	19061180350000	19063160090000	19062180270000	19061220480000
19061220500000	19063180320000	19061220460000	19063200270000	19061190140000

19061130370000	19063090230000	19063210320000	19063080240000	19061110360000
19061120150000	19063250290000	19063160330000	19063110280000	19063110290000
19063260180000	19063160340000	19063250160000	19063260170000	19063150210000
19063130380000	19063210290000	19063170330000	19063170340000	19063210280000
19063110310000	19063170320000	19063170310000	19063110300000	19063170250000
19063170350000	19061140310000	19062210200000	19061120030000	19063090360000
19063090340000	19062100570000	19063070160000	19061210100000	19063010360000
19061030450000	19063010410000	19063220210000	19062210070000	19062240280000
19062240290000	19062210090000	19061220580000	19062120620000	19062210080000
19063190070000	19062240260000	19062210110000	19061220560000	19062220410000
19062100610000	19062210100000	19062210010000	19062220340000	19061080280000
19061210080000	19061070110000	19062180470000	19061200090000	19061120320000
19061140110000	19062220010000	19061140120000	19061140130000	19063010260000
19062220490000	19062080460000	19061030390000	19061190130000	19062070170000
19062060430000	19062060440000	19063240180000	19063120350000	19062090490000
19063130470000	19063130480000	19062200530000	19061150290000	19061150310000
19061150210000	19061150280000	19062110610000	19061040450000	19063130410000
19062130170000	19062150160000	19061170400000	19063280240000	19063280270000
19061140030000	19063280230000	19063280250000	19063220340000	19063120330000
19063220010000	19061130220000	19061130230000	19063090320000	19062130470000
19062100620000	19063290210000	19063020260000	19063010230000	19063310100000
19061140370000	19063290190000	19063010250000	19063010310000	19063010350000
19063300320000	19061190560000	19063010240000	19063180380000	19063300300000
19063050310000	19062230230000	19061120270000	19061110350000	19061110230000
19061110400000	19063010100000	19061130300000	19061120230000	19061040120000
19061230280000	19061200080000	19061080270000	19061230040000	19062240440000
19061090180000	19061200390000	19061050210000	19062080480000	19062050500000
19063160070000	19061180440000	19063210300000	19061070510000	19061220470000
19063140340000	19063210230000	19061140060000	19061200160000	19061200170000
19063120210000	19062240040000	19062220390000	19061020370000	19062210140000
19062210020000	19062210120000	19062230300000	19063150140000	19061150130000
19062040470000	19062200660000	19062040440000	19062040450000	19062100550000
19063120280000	19063190010000	19061150230000	19061150200000	19063180370000
19063180270000	19063180240000	19063180250000	19063180290000	19063180400000
19063040250000	19062090040000	19061220540000	19061220550000	19062130490000
19061200210000	19061200220000	19062070500000	19062200630000	19062150480000
19062200580000	19062150470000	19062200640000	19062200650000	19061100080000
19063290220000	19063290230000	19062130210000	19062140460000	19063010300000
19063010320000	19063310010000	19063310030000	19063290200000	19061170370000
19063310090000	19063300310000	19063180180000	19061140090000	19061140070000
19062030160000	19061220510000	19063140460000	19063140500000	19062180510000
19061020280000	19063110330000	19062050510000	19062090540000	19061140140000
19063110370000	19062110510000	19063110360000	19062060260000	19062120600000
19062100560000	19062180490000	19061090020000	19062020480000	19063140440000
19061160260000	19063010210000	19063040210000	19062040560000	19061120310000
19062220520000	19061070530000	19061110340000	19062130230000	19061040310000
19063180170000	19062020270000	19063200240000	19063200210000	19062210330000
19063200220000	19062230180000	19061040410000	19062020350000	19062240310000
19063040010000	19062190490000	19062190470000	19062060460000	19061220530000
19062200620000	19061150270000	19062120590000	19061220570000	19062200600000
19062130500000	19062100500000	19063060260000	19063130290000	19063120250000
19062010510000	19061110240000	19061130060000	19062100510000	19061140100000
19061140080000	19061090150000	19061120290000	19061120350000	19061230100000

19061250610000 19063140400000 19063140380000 19063140350000 19063010220000
19063090300000 19062070470000 19063050370000 19063130460000

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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