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	24154080260000
Property address	4050 W WAINWRIGHT PL
Township	Worth (39)
Assessor neighborhood	39080
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$32,000

10.9% of the current assessed value.

COMPARABLES IMPLY

$28,495

REDUCTION REQUESTED

$3,505

Estimated tax effect about $743 a year at a 7% composite rate.

SECTION 1

The argument in one paragraph

The Assessor values 1172 other properties in assessor neighborhood 39080 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 $21.54 per square foot. This home is assessed at $24.19 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,323 square feet gives $28,495. 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	1,323 square feet
Land area	6,875 square feet
Year built	1955
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	$32,000
Assessed value per square foot	$24.19

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	2,550
2	Building area within 15% of this home	1,583
3	Built within 15 years of this home	1,524
4	Same building type	1,177
5	Same construction quality grade	1,172

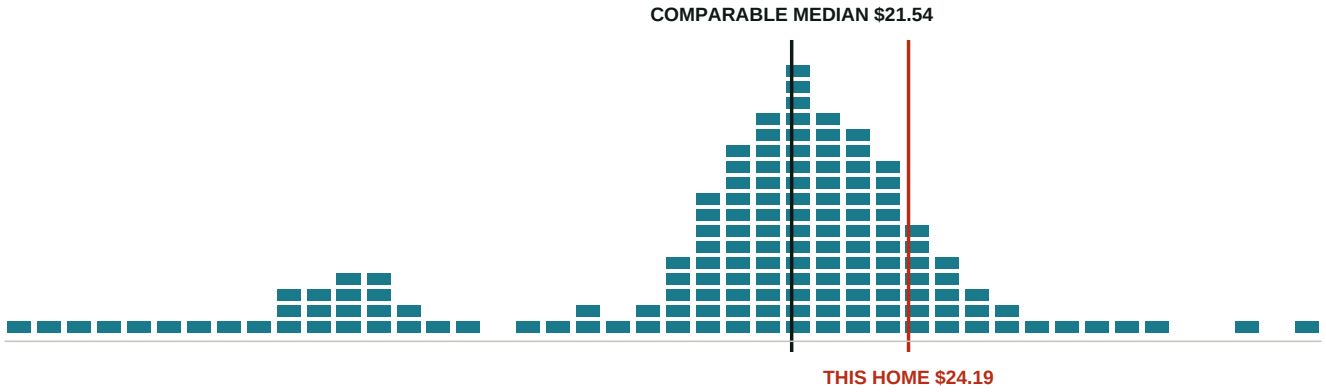
The comparable figure used is the median of all 1172 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 1172 properties 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	1,172
Lowest assessed	$3.69 per square foot
25th percentile	$19.79 per square foot
Median	$21.54 per square foot
75th percentile	$23.13 per square foot
Highest assessed	$33.55 per square foot
This home	$24.19 per square foot
Position	assessed above 1023 of the 1172 comparable properties, the 87th percentile



$3.69 per sq ft — 1172 comparable properties by assessed value per square foot, one mark is 9 properties — $33.55 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 1172 comparables	$21.54
Building area of this home	1,323 sq ft
Median multiplied by building area	**$28,495**
Current total assessed value	$32,000
Difference, the reduction requested	**$3,505**

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 $3,505 in assessed value is worth roughly $743 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

1172 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 1172 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
24114010090000	9923 S HOMAN AVE	1,321	1951	3	1	$8,674	$6.57
24104080010000	10101 S KOSTNER AVE	1,318	1957	3	1	$13,865	$10.52
24104080020000	10101 S KOSTNER AVE	1,318	1957	3	1	$13,865	$10.52
24023100390000		1,325	1957	3	1	$14,497	$10.94
24023100400000		1,325	1957	3	1	$14,497	$10.94
24023130160000		1,317	1950	3	1	$14,497	$11.01
24023130150000		1,317	1950	3	1	$14,497	$11.01
24104010090000		1,323	1960	3	1	$14,985	$11.33
24104010080000		1,323	1960	3	1	$14,985	$11.33
24111300170000		1,318	1951	3	1	$14,973	$11.36
24111300160000		1,318	1951	3	1	$14,973	$11.36
24023140260000		1,324	1953	3	1	$15,709	$11.86
24023140250000		1,324	1953	3	1	$15,943	$12.04
24111310420000		1,317	1952	3	1	$15,890	$12.07
24111310410000		1,317	1952	3	1	$15,890	$12.07
24114010080000		1,321	1951	3	1	$20,225	$15.31
24104170540000		1,325	1951	2	1	$24,000	$18.11
24023240220000		1,328	1954	3	1	$27,000	$20.33
24023020270000		1,325	1958	3	1	$27,000	$20.38
24023210410000		1,320	1954	3	1	$27,000	$20.45
24111030470000		1,316	1955	3	1	$27,000	$20.52
24023300020000		1,330	1959	3	1	$28,000	$21.05
24023290120000		1,328	1956	3	1	$28,000	$21.08
24104240170000		1,328	1961	3	1	$28,000	$21.08
24023290130000		1,328	1956	3	1	$28,000	$21.08
24112000560000		1,328	1956	3	1	$28,001	$21.09
24112020610000		1,326	1954	3	1	$28,000	$21.12
24114280190000		1,325	1950	3	1	$28,000	$21.13
24114030460000		1,325	1953	3	1	$28,000	$21.13
24154080210000		1,323	1953	3	1	$28,000	$21.16
24104030640000		1,322	1951	4	2	$28,000	$21.18
24154080190000		1,322	1953	3	1	$28,000	$21.18
24111270100000		1,319	1951	3	1	$28,000	$21.23
24114280200000		1,318	1951	3	1	$28,000	$21.24
24023130570000		1,317	1952	3	1	$28,000	$21.26
24102050010000		1,330	1965	3	1	$29,000	$21.80
24023180210000		1,328	1955	3	1	$29,001	$21.84
24023170420000		1,326	1954	3	1	$29,000	$21.87
24023300210000		1,326	1962	3	1	$29,000	$21.87
24114010620000		1,325	1951	3	1	$29,000	$21.89

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
24023140570000		1,323	1957	3	1	$29,000	$21.92
24152230050000		1,322	1961	3	1	$29,000	$21.94
24111310470000		1,322	1950	3	1	$29,000	$21.94
24023010130000		1,320	1956	3	1	$29,000	$21.97
24114290140000		1,320	1952	3	1	$29,000	$21.97
24114290320000		1,320	1952	3	1	$29,000	$21.97
24111220550000		1,319	1950	3	1	$29,000	$21.99
24112100760000		1,317	1940	2	2	$29,000	$22.02
24111250580000		1,325	1968	4	1	$30,000	$22.64
24104240210000		1,324	1958	3	1	$30,000	$22.66
24104250060000		1,320	1956	3	1	$30,000	$22.73
24104250120000		1,320	1957	3	1	$30,001	$22.73
24152010350000		1,318	1964	3	1	$30,000	$22.76
24152000210000		1,317	1960	3	1	$30,000	$22.78
24114090090000		1,326	1952	3	2	$31,000	$23.38
24104280040000		1,326	1959	3	2	$31,000	$23.38
24114170180000		1,322	1952	3	1	$31,001	$23.45
24104240060000		1,318	1957	3	1	$31,000	$23.52
24154080260000	**4050 W WAINWRIGHT PL**	**1,323**	**1955**	**3**	**1**	**$32,000**	**$24.19**
24104120460000		1,320	1965	4	1	$32,000	$24.24
24152000170000		1,317	1961	3	1	$32,000	$24.30

Median of all 1172 comparables: $21.54 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 39080, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 1172 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.

24111300420000	24111180120000	24111050320000	24111160300000	24114080170000
24111190410000	24111150210000	24152020050000	24152020070000	24114150460000
24104010050000	24111070340000	24111160370000	24114010090000	24104100090000
24104080220000	24023130320000	24104010170000	24104010410000	24104010400000
24023160590000	24104090320000	24111120300000	24111130200000	24104010390000
24023130200000	24023100010000	24023100070000	24023100080000	24111090010000
24104020210000	24104020220000	24104020400000	24023130060000	24023130050000
24111160320000	24111160330000	24104020390000	24023100200000	24023100190000
24023100040000	24023100030000	24114020280000	24114020270000	24111160340000
24111160350000	24114010010000	24114010020000	24111020230000	24111020220000
24111310040000	24104080010000	24104080020000	24023100420000	24023100410000
24104160270000	24104160280000	24111020360000	24111020350000	24023100140000
24023100150000	24111040290000	24111040300000	24023100390000	24023100400000
24023130160000	24023130150000	24104080080000	24104080090000	24111230360000
24111230370000	24023200400000	24023200410000	24104020270000	24104020280000
24111190070000	24111190080000	24104110160000	24104110170000	24104020050000
24104020060000	24104020100000	24104020110000	24111080370000	24111080360000
24104100060000	24104100070000	24104010090000	24104010080000	24111190210000
24111300170000	24111300160000	24104100010000	24111190220000	24104100020000
24104100250000	24104100260000	24152020060000	24111230120000	24111230130000
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24023140260000	24114150430000	24114150440000	24023200360000	24023200370000
24023100350000	24023100340000	24112100610000	24112100620000	24023140250000
24114150240000	24111310420000	24111310410000	24104090030000	24104090040000
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24104110090000	24111050280000	24111050270000	24114150390000	24114150400000
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24114020030000	24023130210000	24111110060000	24111110070000	24111030290000
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24023010130000	24114290140000	24114290320000	24111220550000	24154080050000
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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.

Prepared from Cook County Assessor published data by appealcomps.com, which is not a law firm, does not file appeals and does not give legal advice.