LACK OF UNIFORMITY

Residential assessment appeal evidence

Cook County, Illinois. Tax year 2026. Prepared 15 November 2026 from the Cook County Assessor's published assessment roll.

Property index number	20111110020000
Property address	4921 S ELLIS AVE
Township	Hyde Park (70)
Assessor neighborhood	70020
Property class	209 Single-family, over 2,000 sq ft
Assessment stage	Certified value for 2026

ASSESSED NOW

$192,177

10.6% of the current assessed value.

COMPARABLES IMPLY

$171,742

Estimated tax effect about $4,334 a year at a 7% composite rate.

REDUCTION REQUESTED

$20,435

SECTION 1

The argument in one paragraph

The Assessor values 24 other properties in assessor neighborhood 70020 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 $34.16 per square foot. This home is assessed at $38.22 per square foot, which is 12% above that median. Applying the median the Assessor already uses for those neighbors to this home's 5,028 square feet gives $171,742. 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	5,028 square feet
Land area	14,850 square feet
Year built	1895
Building type	2 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	Central A/C
Rooms	12
Bedrooms	6
Full bathrooms	4
Half bathrooms	1

Total assessed value	$192,177
Assessed value per square foot	$38.22

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	116
2	Building area within 15% of this home	46
3	Built within 15 years of this home	36
4	Same building type	25
5	Same construction quality grade	24

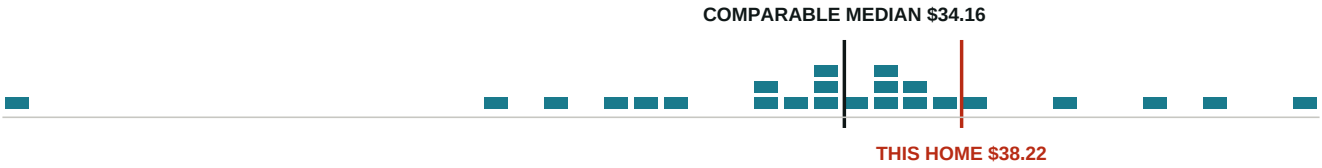
The comparable figure used is the median of all 24 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 24 properties 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	24
Lowest assessed	$4.97 per square foot
25th percentile	$30.69 per square foot
Median	$34.16 per square foot
75th percentile	$36.88 per square foot
Highest assessed	$50.63 per square foot
This home	$38.22 per square foot
Position	assessed above 20 of the 24 comparable properties, the 83rd percentile



$4.97 per sq ft — 24 comparable properties by assessed value per square foot, one mark is one property — $50.63 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 24 comparables	$34.16
Building area of this home	5,028 sq ft
Median multiplied by building area	**$171,742**
Current total assessed value	$192,177
Difference, the reduction requested	**$20,435**

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 $20,435 in assessed value is worth roughly $4,334 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 24 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
20112030230000	4854 S KIMBARK AVE	5,484	1910	7	4	$27,280	$4.97
20111150140000	5051 S ELLIS AVE	5,000	1909	8	4	$113,000	$22.60
20112030290000	4860 S KIMBARK AVE	5,484	1910	7	4	$134,178	$24.47
20112050330000	4831 S KENWOOD AVE	5,126	1905	6	3	$132,602	$25.87
20114030160000	5139 S DORCHESTER AVE	5,114	1903	6	4	$140,581	$27.49
20114080160000	5210 S KENWOOD AVE	5,499	1888	9	4	$155,797	$28.33
20112040020000	4805 S KIMBARK AVE	5,370	1894	7	4	$169,000	$31.47
20112070030000	4915 S WOODLAWN AVE	5,024	1899	6	4	$158,610	$31.57
20142140180000	5724 S KIMBARK AVE	5,000	1905	5	4	$164,710	$32.94
20112050230000	4858 S DORCHESTER AVE	5,076	1888	6	3	$168,224	$33.14
20142070120000	5645 S WOODLAWN AVE	5,730	1904	6	3	$191,081	$33.35
20111120240000	4935 S GREENWOOD AVE	5,694	1888	6	3	$192,000	$33.72
20111110180000	4930 S GREENWOOD AVE	5,550	1909	6	3	$192,000	$34.59
20111150070000	5000 S GREENWOOD AVE	5,040	1893	6	3	$178,943	$35.50
20111060090000	4832 S ELLIS AVE	5,214	1898	6	3	$187,178	$35.90
20111150090000	5016 S GREENWOOD AVE	5,254	1901	7	3	$188,939	$35.96
20111110140000	4914 S GREENWOOD AVE	5,141	1900	6	5	$186,000	$36.18
20141120130000	5622 S WOODLAWN AVE	5,475	1904	6	4	$201,162	$36.74
20111120050000	4917 S GREENWOOD AVE	5,670	1898	8	3	$211,480	$37.30
20142000090000	5541 S WOODLAWN AVE	5,073	1906	5	6	$193,721	$38.19
20111110020000	**4921 S ELLIS AVE**	**5,028**	**1895**	**6**	**4**	**$192,177**	**$38.22**
20142070090000	5633 S WOODLAWN AVE	5,667	1910	6	3	$237,000	$41.82
20112070150000	4908 S KIMBARK AVE	5,479	1898	5	4	$247,000	$45.08
20112070240000	4937 S WOODLAWN AVE	5,494	1906	5	4	$256,000	$46.60
20112040100000	4847 S KIMBARK AVE	5,333	1883	6	6	$270,000	$50.63

Median of all 24 comparables: $34.16 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 70020, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 24 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.

20112030230000	20111150140000	20112030290000	20112050330000	20114030160000
20114080160000	20112040020000	20112070030000	20142140180000	20112050230000
20142070120000	20111120240000	20111110180000	20111150070000	20111060090000
20111150090000	20111110140000	20141120130000	20111120050000	20142000090000
20142070090000	20112070150000	20112070240000	20112040100000	

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	15 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.