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	13143130310000
Property address	4210 N RIDGEWAY AVE
Township	Jefferson (71)
Assessor neighborhood	71082
Property class	203 Single-family, 1,000-1,800 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$42,000

13.0% of the current assessed value.

COMPARABLES IMPLY

$36,553

Estimated tax effect about $1,155 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,447

SECTION 1

The argument in one paragraph

The Assessor values 72 other properties in assessor neighborhood 71082 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 $36.41 per square foot. This home is assessed at $41.83 per square foot, which is 15% above that median. Applying the median the Assessor already uses for those neighbors to this home's 1,004 square feet gives $36,553. 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	1,004 square feet
Land area	3,125 square feet
Year built	1900
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Frame
Basement	Slab
Central air	No Central A/C
Rooms	4
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$42,000
Assessed value per square foot	$41.83

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	929
2	Building area within 15% of this home	317
3	Built within 15 years of this home	140
4	Same building type	72
5	Same construction quality grade	72

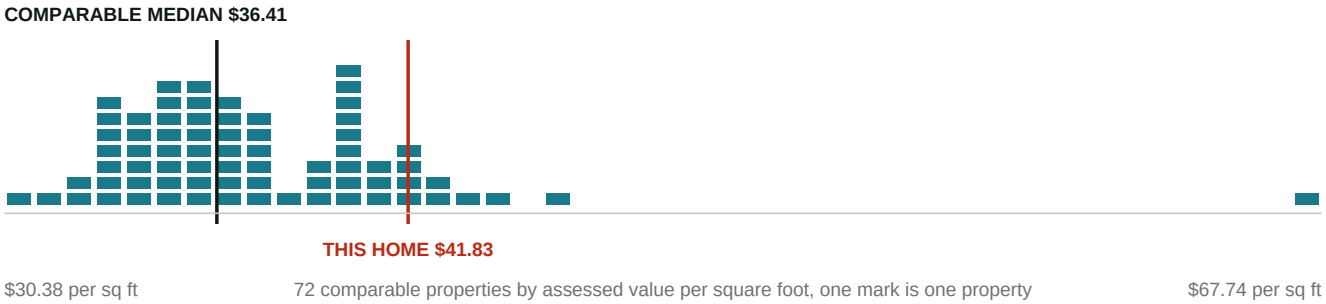
The comparable figure used is the median of all 72 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 72 properties 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	72
Lowest assessed	$30.38 per square foot
25th percentile	$34.81 per square foot
Median	$36.41 per square foot
75th percentile	$40.02 per square foot
Highest assessed	$67.74 per square foot
This home	$41.83 per square foot
Position	assessed above 65 of the 72 comparable properties, the 90th percentile



The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 72 comparables	$36.41
Building area of this home	1,004 sq ft
Median multiplied by building area	**$36,553**
Current total assessed value	$42,000
Difference, the reduction requested	**$5,447**

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 $5,447 in assessed value is worth roughly $1,155 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

72 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 72 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
13144170090000	4133 N DRAKE AVE	1,073	1904	3	1	$34,000	$31.69
13144090100000	4201 N DRAKE AVE	1,090	1913	3	1	$35,000	$32.11
13144020220000	4307 N SAINT LOUIS AVE	1,092	1901	3	1	$36,000	$32.97
13241260350000	3046 W ADDISON ST	1,086	1912	2	1	$36,000	$33.15
13241050100000	3937 N RICHMOND ST	1,032	1906	2	1	$34,340	$33.28
13144040150000	3346 W PENSACOLA AVE	1,026	1914	3	1	$34,257	$33.39
13241050230000	3942 N FRANCISCO AVE 1	1,078	1904	2	1	$36,000	$33.40
13144250070000	4043 N DRAKE AVE	1,048	1909	2	1	$35,000	$33.40
13243160210000	3266 N CALIFORNIA AVE	1,097	1910	3	1	$37,000	$33.73
13144180030000	4153 N SAINT LOUIS AVE	1,092	1903	2	1	$37,000	$33.88
13143240150000	4121 N LAWNDALE AVE	1,048	1913	2	1	$35,646	$34.01
13144200060000	3343 W BERTEAU AVE	1,050	1910	2	1	$36,000	$34.29
13144080140000	4221 N CENTRAL PARK AVE	1,012	1906	3	1	$35,000	$34.58
13144100270000	4242 N BERNARD ST	1,012	1915	3	1	$35,000	$34.58
13144220270000	3340 W BELLE PLAINE AVE	1,060	1909	2	1	$36,916	$34.83
13241030090000	3939 N WHIPPLE ST	1,091	1913	3	1	$38,000	$34.83
13143230070000	4137 N RIDGEWAY AVE	1,113	1908	3	1	$39,000	$35.04
13144040120000	3354 W PENSACOLA AVE	1,026	1913	3	1	$36,001	$35.09
13241040230000	3948 N RICHMOND ST 1	1,018	1907	3	2	$36,000	$35.36
13143230040000	4149 N RIDGEWAY AVE	1,093	1900	3	1	$38,683	$35.39
13241070130000	3921 N MOZART ST	1,093	1913	2	1	$39,000	$35.68
13144040140000	3348 W PENSACOLA AVE	1,092	1912	3	1	$39,000	$35.71
13143150240000	4248 N MONTICELLO AVE	1,087	1906	2	1	$39,000	$35.88
13243210040000	3248 N RICHMOND ST	1,080	1898	2	1	$38,959	$36.07
13133160280000	4110 N TROY ST HSE	1,117	1912	4	1	$40,395	$36.16
13241290250000	3638 N FRANCISCO AVE 2	1,078	1906	2	1	$39,000	$36.18
13241190390000	3722 N SACRAMENTO AVE	1,050	1893	3	1	$38,000	$36.19
13243190180000	3248 N WHIPPLE ST	1,100	1908	2	1	$40,000	$36.36
13133160110000	4121 N KEDZIE AVE	1,100	1908	3	2	$40,001	$36.36
13143140380000	4206 N LAWNDALE AVE	1,013	1899	3	1	$36,855	$36.38
13243220190000	3274 N ELSTON AVE	1,043	1903	4	1	$38,000	$36.43
13241070110000	3925 N MOZART ST HSE	1,093	1914	2	1	$40,001	$36.60
13133180340000	4114 N WHIPPLE ST	1,015	1902	3	1	$37,989	$37.43
13143150260000	4242 N MONTICELLO AVE	1,068	1907	2	1	$40,001	$37.45
13241210220000	3705 N RICHMOND ST	1,092	1903	2	1	$41,000	$37.55
13143130330000	4204 N RIDGEWAY AVE HSE	1,110	1900	3	1	$42,000	$37.84
13143000170000	4344 N HARDING AVE	1,017	1906	3	2	$38,634	$37.99
13243180020000	3251 N TROY ST	1,056	1903	3	1	$41,613	$39.41
13143030280000	4334 N HAMLIN AVE 1	1,015	1902	2	1	$40,000	$39.41
13133010200000	4340 N ALBANY AVE	1,007	1909	2	1	$40,000	$39.72

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13133160270000	4114 N TROY ST 1	1,120	1914	5	2	$44,556	$39.78
13144190090000	4135 N BERNARD ST	1,002	1905	4	2	$40,000	$39.92
13143120330000	4202 N HAMLIN AVE	1,026	1903	2	1	$41,000	$39.96
13243030220000	3509 N ALBANY AVE	1,070	1898	4	2	$43,000	$40.19
13241220430000	3704 N MOZART ST	1,020	1898	2	1	$41,000	$40.20
13143120270000	4224 N HAMLIN AVE	1,026	1907	2	1	$41,264	$40.22
13243220280000	3224 N FRANCISCO AVE 1	1,064	1904	4	2	$43,000	$40.41
13143120160000	4205 N AVERS AVE 1	1,017	1905	5	2	$41,102	$40.41
13143120320000	4206 N HAMLIN AVE	1,103	1905	5	1	$45,061	$40.85
13133100240000		1,044	1908	3	1	$43,000	$41.19
13143220120000		1,011	1903	2	1	$42,000	$41.54
13241290270000		1,085	1898	2	1	$45,152	$41.61
13133200270000		1,030	1913	2	1	$43,000	$41.75
13143130310000	**4210 N RIDGEWAY AVE**	**1,004**	**1900**	**2**	**1**	**$42,000**	**$41.83**
13133110030000		1,121	1904	4	2	$47,000	$41.93
13133200090000		1,008	1908	3	1	$43,000	$42.66
13133040210000		1,108	1912	4	1	$47,564	$42.93
13243070250000		1,008	1906	4	1	$44,000	$43.65
13243180030000		1,078	1911	3	1	$48,000	$44.53
13133040310000		1,092	1910	2	1	$50,000	$45.79
13243180110000		1,008	1898	3	2	$68,283	$67.74

Median of all 72 comparables: $36.41 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71082, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 72 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.

13144200400000	13144170090000	13144090100000	13144060310000	13144020220000
13241260350000	13241050100000	13144040150000	13241050230000	13144250070000
13243160210000	13144180030000	13144200350000	13143240150000	13144200060000
13144080140000	13144100270000	13144070140000	13144220270000	13241030090000
13143230070000	13144040120000	13241200070000	13241040230000	13143230040000
13241070130000	13144040140000	13143150240000	13243210040000	13133160280000
13241290250000	13241190390000	13243140140000	13243190180000	13133160110000
13143140380000	13243220190000	13241070110000	13241070160000	13241070120000
13133180340000	13143150260000	13241210220000	13143130330000	13133020260000
13143000170000	13143110150000	13241050290000	13243180020000	13143030280000
13133010200000	13133160270000	13144190090000	13143120330000	13243030220000
13241220430000	13143120270000	13243220280000	13143120160000	13143120320000
13243140180000	13133100240000	13143220120000	13241290270000	13133200270000
13133110030000	13133200090000	13133040210000	13243070250000	13243180030000
13133040310000	13243180110000			

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.

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