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	13282210090000
Property address	5035 W OAKDALE AVE
Township	Jefferson (71)
Assessor neighborhood	71260
Property class	202 Single-family, up to 999 sq ft
Assessment stage	Mailed value for 2026

ASSESSED NOW

$29,001

19.9% of the current assessed value.

COMPARABLES IMPLY

$23,242

Estimated tax effect about $1,221 a year at a 7% composite rate.

REDUCTION REQUESTED

$5,759

SECTION 1

The argument in one paragraph

The Assessor values 149 other properties in assessor neighborhood 71260 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 $25.48 per square foot. This home is assessed at $31.80 per square foot, which is 25% above that median. Applying the median the Assessor already uses for those neighbors to this home's 912 square feet gives $23,242. 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	912 square feet
Land area	3,750 square feet
Year built	1919
Building type	1 Story
Construction quality	Average
Repair condition	Average
Exterior wall	Masonry
Basement	Full
Central air	No Central A/C
Rooms	5
Bedrooms	2
Full bathrooms	1
Half bathrooms	None recorded

Total assessed value	$29,001
Assessed value per square foot	$31.80

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	221
2	Building area within 15% of this home	186
3	Built within 15 years of this home	154
4	Same building type	150
5	Same construction quality grade	149

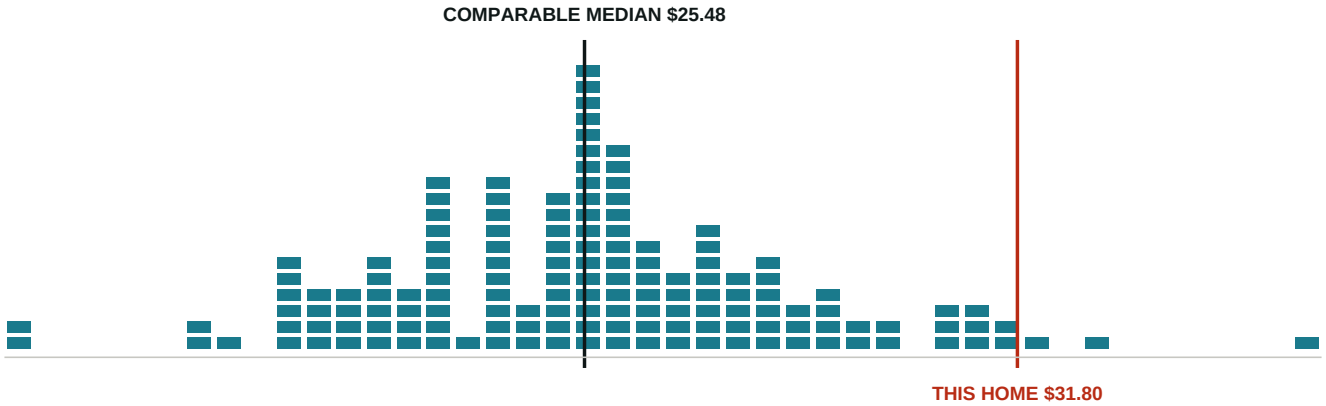
The comparable figure used is the median of all 149 surviving properties. It is not an average, which one outlier can move, and it is not a selection of the lowest assessed properties, which is the practice the Board of Review describes as cherry-picking in its own rules. Every one of the 149 properties 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	149
Lowest assessed	$17.02 per square foot
25th percentile	$23.44 per square foot
Median	$25.48 per square foot
75th percentile	$27.27 per square foot
Highest assessed	$36.24 per square foot
This home	$31.80 per square foot
Position	assessed above 145 of the 149 comparable properties, the 97th percentile



$17.02 per sq ft — 149 comparable properties by assessed value per square foot, one mark is one property — $36.24 per sq ft

The arithmetic, in full

STEP	VALUE
Median assessed value per square foot, 149 comparables	$25.48
Building area of this home	912 sq ft
Median multiplied by building area	**$23,242**
Current total assessed value	$29,001
Difference, the reduction requested	**$5,759**

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 $5,759 in assessed value is worth roughly $1,221 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

149 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 149 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
13284070230000	4822 W SCHUBERT AVE	945	1921	2	1	$19,000	$20.11
13284140230000	4942 W WRIGHTWOOD AVE	900	1918	3	1	$19,000	$21.11
13284180060000	4941 W WRIGHTWOOD AVE HS	900	1916	2	1	$19,000	$21.11
13284070220000	4826 W SCHUBERT AVE	945	1921	2	1	$20,000	$21.16
13283290070000	2441 N LOREL AVE	881	1908	2	1	$19,000	$21.57
13284070060000	4839 W PARKER AVE	901	1922	2	1	$20,000	$22.20
13284220260000	4932 W ALTGELD ST	946	1919	2	1	$21,000	$22.20
13284230140000	4817 W DEMING PL	900	1918	2	1	$20,000	$22.22
13283040350000	5514 W SCHUBERT AVE	935	1926	2	1	$21,000	$22.46
13283180140000	2531 N LINDER AVE	882	1916	2	1	$20,001	$22.68
13284130160000	5013 W DRUMMOND PL	924	1925	2	1	$21,000	$22.73
13282260330000	4912 W WOLFRAM ST	950	1918	2	1	$22,000	$23.16
13284140220000	4946 W WRIGHTWOOD AVE	900	1918	2	1	$21,000	$23.33
13284180090000	4933 W WRIGHTWOOD AVE HO	900	1916	3	1	$21,000	$23.33
13283260170000	2446 N LOTUS AVE	896	1911	2	1	$21,000	$23.44
13282020030000	4953 W BELMONT AVE	880	1921	2	1	$20,709	$23.53
13284070180000	4838 W SCHUBERT AVE	930	1922	2	1	$22,000	$23.66
13282290070000	5041 W WOLFRAM ST	912	1920	2	1	$22,001	$24.12
13284070240000	4820 W SCHUBERT AVE	870	1922	2	1	$21,000	$24.14
13284260080000	4937 W ALTGELD ST	943	1918	3	1	$23,000	$24.39
13283120050000	5549 W DRUMMOND PL	900	1913	3	1	$22,000	$24.44
13284150170000	4842 W WRIGHTWOOD AVE	918	1918	2	2	$23,000	$25.05
13282250330000	5016 W WOLFRAM ST	875	1916	2	1	$22,001	$25.14
13282220310000		950	1915	2	1	$23,958	$25.22
13282060070000		872	1913	2	1	$22,000	$25.23
13282220320000		950	1911	2	1	$24,000	$25.26
13282250100000		950	1923	2	1	$24,001	$25.26
13282250080000		950	1922	2	1	$24,001	$25.26
13281160320000		915	1925	2	1	$23,173	$25.33
13283260220000		945	1924	3	1	$24,000	$25.40
13284140210000		900	1918	3	1	$23,000	$25.56
13281240300000		927	1926	2	1	$24,000	$25.89
13281120310000		925	1916	2	1	$24,001	$25.95
13283080130000		923	1916	2	1	$24,001	$26.00
13282250370000		921	1921	2	1	$24,001	$26.06
13283010250000		919	1926	2	1	$24,001	$26.12
13283040320000		880	1920	2	1	$23,000	$26.14
13282220280000		950	1915	2	1	$25,000	$26.32
13284250250000		950	1924	2	1	$25,000	$26.32
13282250050000		950	1922	3	1	$25,001	$26.32

INDEX NUMBER	PROPERTY ADDRESS	SQ FT	BUILT	BD	BA	ASSESSED	PER SQ FT
13282090070000		903	1910	2	1	$24,001	$26.58
13281080260000		933	1924	3	1	$25,000	$26.80
13281260090000		943	1925	2	1	$25,277	$26.80
13284170230000		893	1923	2	1	$24,106	$26.99
13283090390000		920	1923	3	1	$25,000	$27.17
13282180040000		950	1915	2	1	$26,000	$27.37
13282250060000		912	1922	2	1	$25,001	$27.41
13283190090000		945	1912	2	1	$26,001	$27.51
13283170090000		902	1918	3	2	$25,000	$27.72
13281120130000		954	1924	2	1	$26,573	$27.85
13282250200000		882	1921	2	2	$25,000	$28.34
13282210070000		942	1919	2	1	$26,702	$28.35
13284260130000		880	1918	3	1	$25,000	$28.41
13281200260000		876	1928	2	1	$25,001	$28.54
13283050380000		933	1910	2	1	$27,001	$28.94
13284060090000		926	1923	2	2	$27,000	$29.16
13281240310000		932	1926	2	1	$28,000	$30.04
13284180110000		900	1918	3	1	$28,000	$31.11
13282210090000	**5035 W OAKDALE AVE**	**912**	**1919**	**2**	**1**	**$29,001**	**$31.80**
13281000260000		942	1926	2	1	$30,000	$31.85
13281080340000		944	1924	3	2	$34,207	$36.24

Median of all 149 comparables: $25.48 per square foot. Every property above shares this home's property class, building type and construction quality grade, sits in assessor neighborhood 71260, and is within 15% of its building area and 15 years of its year built.

SECTION 6

Every comparable property used

All 149 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.

13283130200000	13283130210000	13283170400000	13284140020000	13284070230000
13283160130000	13283170310000	13284140230000	13284180060000	13284070220000
13284230010000	13284170080000	13283290070000	13284250310000	13283160080000
13283280030000	13284070060000	13284220260000	13284230140000	13282220030000
13282250310000	13284150040000	13283040350000	13283170170000	13283180140000
13284130160000	13284190030000	13282220340000	13284270080000	13282260330000
13283180070000	13283090150000	13284060040000	13284140220000	13284180090000
13284090320000	13284130170000	13283260170000	13282020030000	13284130130000
13284070180000	13284110160000	13282290070000	13284070240000	13284170340000
13282010380000	13283050170000	13283040190000	13282220170000	13284190020000
13284260080000	13283120050000	13281190330000	13284140030000	13284180240000
13282170130000	13284150170000	13282250330000	13283090350000	13283090040000
13282220310000	13282060070000	13282220320000	13282250100000	13282250080000
13281160320000	13282220090000	13282220120000	13282220110000	13282220140000
13282220150000	13284220110000	13283260220000	13282060160000	13282100110000
13284020240000	13284140210000	13284140060000	13284130140000	13282010310000
13283160140000	13282280090000	13282290140000	13284170090000	13283250130000
13284060100000	13284260100000	13281240300000	13281160310000	13281120310000
13283080130000	13284150080000	13282250370000	13281020290000	13283010250000
13283040320000	13282220280000	13284250250000	13282250050000	13282010360000
13282090070000	13284220150000	13284040250000	13283010350000	13281080260000
13281260090000	13284100340000	13284170230000	13282280080000	13283090390000
13281090270000	13284220140000	13281060330000	13282180040000	13282250060000
13284170280000	13283190090000	13283170090000	13282100290000	13284100150000
13281120130000	13283080470000	13283090380000	13281060210000	13283010280000
13282250200000	13282210070000	13284260130000	13281200260000	13284140070000
13283050360000	13283050380000	13282080120000	13284060090000	13283010230000
13282080160000	13284220350000	13281240310000	13281060120000	13282080350000
13283010400000	13284180110000	13281200090000	13283050320000	13281030350000
13281000260000	13283010410000	13284110150000	13281080340000	

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.