

5142 W WARWICK AVE, CHICAGO, IL 60641

Subject PIN: 13-21-216-024-0000 | Township: Jefferson Township | Assessor Nbhd Code: 71150 | Class: 2-03 | Filing Agency: Cook County Assessor (November 12, 2026)

Current Total AV	Subject Bldg AV / Sq Ft	Comparable Median \$/Sq Ft	Requested Uniform Total AV	Est. Annual Tax Savings
\$32,001 (Bldg \$19,971 + Land \$12,030)	\$17.70 / sq ft (1,128 sq ft living area)	\$12.70 / sq ft (5 same-nbhd comps)	\$26,356 (-\$5,645 AV / -17.64%)	\$1,146 / year (Eq 3.0355 · Rate 6.69%)

Section 1 — Uniformity Comparable Property Matrix (Assessor Neighborhood 71150)

Role / Proximity	14-Digit PIN	Street Address	Class	Yr Blt	Bldg SF	Lot SF	Construction / Bsmt	Land AV	Bldg AV	Total AV	Bldg \$/SF
SUBJECT PROPERTY	13-21-216-024-0000	5142 W WARWICK AVE	2-03	1921	1,128	3,437	Masonry / Full	\$12,030	\$19,971	\$32,001	\$17.70
Comp #1 (Same Block)	13-21-216-002-0000	5153 W GRACE ST	2-03	1914	1,188	3,750	Frame / Slab	\$13,125	\$13,875	\$27,000	\$11.68
Comp #2 (Same Block)	13-21-216-003-0000	5151 W GRACE ST	2-03	1914	1,114	3,750	Frame / Slab	\$13,125	\$13,875	\$27,000	\$12.46
Comp #3 (Same Block)	13-21-216-019-0000	5154 W WARWICK AVE	2-03	1916	1,250	3,750	Masonry / Full	\$13,125	\$15,875	\$29,000	\$12.70
Comp #4 (Same Block)	13-21-216-026-0000	5132 W WARWICK AVE	2-03	1919	1,416	6,250	Frame / Full	\$18,000	\$18,000	\$36,000	\$12.71
Comp #5 (Same Block)	13-21-216-008-0000	5135 W GRACE ST	2-03	1914	1,089	5,625	Frame / Full	\$15,998	\$15,003	\$31,001	\$13.78

Copy-Paste 14-Digit Comparable PINs for Online Appeal Portal: 13212160020000, 13212160030000, 13212160190000, 13212160260000, 13212160080000

Section 2 — Written Appeal Brief & Self-Guided (Pro Se) Filing Checklist

TO THE COOK COUNTY ASSESSOR — 2026 RESIDENTIAL UNIFORMITY APPEAL BRIEF

Subject Property: 5142 W WARWICK AVE, CHICAGO, IL 60641

Permanent Index Number (PIN): 13-21-216-024-0000

Township: Jefferson Township (Code 71) | Assessor Neighborhood Code: 71150 | Property Class: 2-03

1. BASIS OF APPEAL: LACK OF UNIFORMITY (ILLINOIS CONSTITUTION ART. IX, SEC. 4)

The Subject Property is a Class 2-03 residential parcel (built 1921, Masonry construction) containing 1,128 square feet of building area on a 3,437 square foot lot in Jefferson Township, Assessor Neighborhood 71150.

Its improvement (building) is currently assessed at \$19,971, or \$17.70 per square foot of building area (\$32,001 Total Assessed Value).

2. COMPARABLE UNIFORMITY EVIDENCE IN ASSESSOR NEIGHBORHOOD 71150

A review of comparable Class 2-03 residential properties in the identical Assessor Neighborhood (71150) demonstrates that the Subject Property is assessed substantially above similar neighboring homes:

- PIN 13-21-216-002-0000 (5153 W GRACE ST): Class 2-03, 1,188 sq ft (Frame, Slab bsmt) — Building AV \$13,875 (\$11.68 / sq ft)
- PIN 13-21-216-003-0000 (5151 W GRACE ST): Class 2-03, 1,114 sq ft (Frame, Slab bsmt) — Building AV \$13,875 (\$12.46 / sq ft)
- PIN 13-21-216-019-0000 (5154 W WARWICK AVE): Class 2-03, 1,250 sq ft (Masonry, Full bsmt) — Building AV \$15,875 (\$12.70 / sq ft)
- PIN 13-21-216-026-0000 (5132 W WARWICK AVE): Class 2-03, 1,416 sq ft (Frame, Full bsmt) — Building AV \$18,000 (\$12.71 / sq ft)
- PIN 13-21-216-008-0000 (5135 W GRACE ST): Class 2-03, 1,089 sq ft (Frame, Full bsmt) — Building AV \$15,003 (\$13.78 / sq ft)

3. REQUESTED RELIEF

The median building assessment of the comparable Class 2-03 properties above is \$12.70 per square foot. Applying \$12.70 per square foot to the Subject Property's 1,128 square feet yields a uniform Building Assessed Value of \$14,326. Added to the uncontested Land Assessed Value of \$12,030, the Petitioner respectfully requests that the Total Assessed Value be reduced from \$32,001 to \$26,356 (an assessment reduction of \$5,645, or 17.6%).

Section 3 — How to Submit Your Pro Se Appeal Online in 10 Minutes

1. **Open the Official County Portal:** Visit cookcountyassessoril.gov/online-appeals (for Assessor filings) or appeals.cookcountyboardofreview.com (for Board of Review filings). Online filing is free.
2. **Enter Subject PIN (13-21-216-024-0000):** Select Homeowner / Self-Represented (Pro Se) and check 'Lack of Uniformity' as the appeal basis.
3. **Paste Your 5 Comparable PINs:** Enter the comparable 14-digit PINs from Section 1 (13212160020000, 13212160030000, 13212160190000, 13212160260000, 13212160080000).
4. **Attach This PDF Evidence Packet:** Upload this PDF file under Supporting Documentation and paste the Section 2 Written Brief into the appeal notes box.

Prepared by Cook County Tax Appeals · (312) 847-1916 · Data sourced from official Cook County Open Data (Socrata datasets 3723-97qp, uzyt-m557, x54s-btds, wvhk-k5uv). Provided solely as comparable property data research for the homeowner's self-represented (pro se) property tax appeal; not legal representation or a state-certified appraisal.