



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Carole Spidalette  
DOCKET NO.: 20-27771.001-R-1  
PARCEL NO.: 18-04-103-002-0000

The parties of record before the Property Tax Appeal Board are Carole Spidalette, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$11,340  
**IMPR.:** \$56,371  
**TOTAL:** \$67,711

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2020 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of a two-story dwelling of stucco exterior construction with 2,817 square feet of living area. The dwelling is approximately 113 years old. Features of the home include an unfinished basement, one fireplace and a 2-car garage.<sup>1</sup> The property has a 12,600 square foot site and is located in La Grange, Lyons Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

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<sup>1</sup> The Residential Appeal petition is internally inconsistent, reporting in Section III that the home lacks central air conditioning but in the grid analysis reporting it has central air conditioning. The board of review also reported in the grid analysis that the subject lacks central air conditioning. Therefore, the Board finds the subject lacks central air conditioning.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that are located in the subject's assessment neighborhood code. The comparables are improved with class 2-06 dwellings of stucco exterior construction that range in size from 2,228 to 3,522 square feet of living area and range in age from 99 to 117 years old. Each comparable has a basement with one comparable having finished area, central air conditioning and a 2-car garage. Two comparables each have two fireplaces. The comparables have improvement assessments ranging from \$40,576 to \$65,003 or from \$18.21 to \$19.42 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$53,129 or \$18.86 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$67,711. The subject has an improvement assessment of \$56,371 or \$20.01 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables that are located in the subject's assessment neighborhood code. The comparables are improved with two-story, class 2-06 dwellings of stucco exterior construction that range in size from 2,304 to 2,624 square feet of living area and range in age from 95 to 132 years old. Each comparable has a basement with one comparable having finished area and either a 1.5-car, a 2-car or a 2.5-car garage. Two comparables each have central air conditioning, and three comparables have either one or two fireplaces. The comparables have improvement assessments ranging from \$52,874 to \$55,498 or from \$21.15 to \$22.98 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains eight equity comparables for the Board's consideration. The Board finds the best evidence of assessment equity to be the appellant's comparable #4 and board of review comparables #2 and #4 which are similar to the subject in location, exterior construction, age, dwelling size, and some features. These comparables have improvement assessments ranging from \$53,280 to \$55,498 or from \$19.42 to \$21.82 per square foot of living area. The subject has an improvement assessment of \$56,371 or \$20.01 per square foot of living area, which falls above the range established by the best comparables in this record on an overall basis but within the range on a per square foot basis, which is logical given the subject's larger dwelling size. The Board gives less weight to the parties' remaining comparables due to differences in their dwelling sizes and/or finished basement area when compared to the subject. Based on this

record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not prove by clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

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Chairman



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Member



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Member



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Member



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Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: June 18, 2024



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Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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