



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

APPELLANT: Steve Mather  
DOCKET NO.: 20-30928.001-R-1  
PARCEL NO.: 18-07-311-007-0000

The parties of record before the Property Tax Appeal Board are Steve Mather, the appellant, by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, Ltd. in Chicago; 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:** \$41,830  
**IMPR.:** \$138,142  
**TOTAL:** \$179,972

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 frame and masonry exterior construction with 5,026 square feet of living area. The dwelling is approximately 49 years old. Features of the home include a basement with finished area, 5 full and 1 half bathrooms, central air conditioning, two fireplaces and a 2-car garage. The property has a 35,600 square foot site and is located in Hinsdale, Lyons Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant, through counsel, marked contention of law and lack of assessment equity concerning the improvement as the bases of the appeal. However, the counsel's brief is the same as the inequity argument, uniformity of assessment. In support of the inequity argument the appellant submitted information on two grid analyses with five equity comparables that are located in the subject's assessment neighborhood code. For clarity in the record, the single

comparable on the second grid was renumbered #5. The comparables are improved with two-story, class 2-09 dwellings of masonry, stucco or frame and masonry exterior construction that range in size from 5,004 to 5,401 square feet of living area. The dwellings are from 22 to 92 years old. Each comparable has an unfinished basement, from 3 full to 4 full and 1 half bathrooms, central air conditioning, two or three fireplaces, and either a 2-car or a 3-car garage. Three comparables each have an attic, one of which has living area. The comparables have improvement assessments ranging from \$111,635 to \$124,549 or from \$21.64 to \$24.15 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 \$179,972. The subject property has an improvement assessment of \$138,142 or \$27.49 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 2-09 dwellings of frame, masonry, or frame and masonry exterior construction that range in size from 5,047 to 5,927 square feet of living area. The dwellings are from 12 to 22 years old. Each comparable has a basement with three comparables having finished area, from 3 full and 1 half to 6 full and 2 half bathrooms, central air conditioning, one to four fireplaces, and either a 2-car, a 3-car or a 3.5-car garage. The comparables have improvement assessments ranging from \$164,147 to \$169,250 or from \$28.56 to \$33.17 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 parties submitted nine suggested comparables for the Board's consideration. Except for the appellant's comparable #1, none of the comparables are truly similar to the subject property due to significant differences in their ages and/or varying differences other features. The appellant's comparable #1 is similar to the subject in location, dwelling size, and most features, except the subject has superior features including its newer age, larger bathroom count and basement finish. Both parties' comparables have improvement assessments ranging from \$111,635 to \$169,250 or from \$21.64 to \$33.17 per square foot of living area. The subject's improvement assessment of \$138,142 or \$27.49 per square foot of living area falls within the range established by both parties' comparables. Additionally, the subject's improvement assessment falls above the appellant's comparable #1 which is reasonable given the subject's superior features described above relative to this comparable. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence.

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

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