FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Deborah Gleason-Dabisch
DOCKET NO.: 21-35176.001-R-1
PARCEL NO.: 09-26-320-039-0000

The parties of record before the Property Tax Appeal Board are Deborah Gleason-Dabisch, the appellant, by attorney Andreas Mamalakis, of the Law Offices of Andreas Mamalakis in Kenosha; 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:	$6,428
IMPR.:	$52,596
TOTAL:	$59,024

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 2021 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 2-story dwelling of frame exterior construction with 2,655 square feet of living area. The dwelling is approximately 33 years old. Features of the home include a full basement and a 2-car garage.[1] The property has a 7,563 square foot site and is located in Park Ridge, Maine Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

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 five comparables located within the subject's assessment neighborhood and from 0.13 of a mile to 1.40 miles from

[1] The parties disagree on the subject's property characteristics regarding the basement finish, central air conditioning and fireplace count. However, neither party provided supportive evidence concerning the descriptive property characteristics of the subject property.

the subject. The comparables consist of class 2-78, 2-story dwellings of frame exterior construction ranging in size from 2,610 to 3,152 square feet of living area. The dwellings are 15 to 44 years old. Each comparable has a full basement with finished area, 1 or 2 fireplaces, and a 2-car garage. Two comparables each have central air conditioning. The comparables have improvement assessments ranging from $36,622 to $54,077 or from $13.36 to $19.50 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $59,024. The subject property has an improvement assessment of $52,596 or $19.81 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four comparables located within the subject’s assessment neighborhood and within the subject’s block or approximately ¼ of a mile from the subject. The comparables consist of class 2-78, 2-story dwellings of masonry or frame and masonry exterior construction ranging in size from 2,449 to 2,921 square feet of living area. The dwellings are 7 to 21 years old. Each comparable has a basement with two having finished area, central air conditioning, 1 fireplace and a 2-car garage. The comparables have improvement assessments ranging from $52,289 to $63,299 or from $21.12 to $23.83 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 taxpayer 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 a total of nine equity comparables for the Board’s consideration with varying degrees of similarity to the subject in location, age, dwelling size and other features. Nevertheless, the Board gives less weight to the appellant’s comparables #1, #3, and #4 which are located over a mile from the subject property and/or differ from the subject in other features. The Board gives more weight to the parties’ remaining comparables which are more similar to the subject in location and dwelling size than the other comparables in the record. However, these comparables still require adjustments for varying differences from the subject in age and/or other features to make them more equivalent to the subject. Nonetheless, these six comparables have improvement assessments ranging from $47,184 to $63,299 or from $16.58 to $23.83 per square foot of living area. The subject's improvement assessment of $52,596 or $19.81 per square foot of living area falls within the range of the six most similar comparables in location to the subject. Based on this record, 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.

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.

Chairman

Member

Member

Member

Member

DISSENTING:

C E R T I F I C A T I O N

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: December 23, 2025

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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