



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Elliot Franco
DOCKET NO.: 21-35894.001-R-1
PARCEL NO.: 16-02-413-007-0000

The parties of record before the Property Tax Appeal Board are Elliot Franco, the appellant(s), 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: | \$4,212 |
| IMPR.: | \$40,449 |
| TOTAL: | \$44,661 |

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 two-story dwelling of frame construction with 2,326 square feet of living area. The dwelling is approximately 118 years old. Features of the home include a slab foundation and a one-car garage. The property has a 3,510 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. The appellant did not submit any suggested comparable properties for the Board's consideration in determining assessment equity. The appellant did disclose that this is an owner-occupied residence. Appellant submitted a claim of an erroneous total assessment amount based on miscalculation of a Home Improvement Exemption.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,661. The subject property has an improvement assessment of \$40,449 or \$17.39 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four class 2-11 equity comparable properties with varying degrees of similarities to the subject, three of which are located within a 1/4-mile radius of the subject and one within the same subarea as the subject. The improvements ranged: in age from 100 to 113 years; in size from 2,128 to 2,584 square feet of living area; and in improvement assessment from \$17.98 to \$20.31 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 board of review submitted four equity comparable properties for the Board's consideration in determining assessment equity. Appellant did not submit any comparable properties. The Board finds the best evidence of assessment equity to be board of review's comparables #1, #2, #3, and #4. These comparables were similar to the subject in age, size, bathrooms, slab foundation, no central air conditioning, and one-car garage.

Appellant submitted a claim that the total assessment of the subject property was in error because the property was granted a Home Improvement Exemption and the total assessment amount provided by the board of review is the amount less than exemption. Because the subject has a homestead improvement exemption, the increased value up to \$75,000 due to the rebuild and the new characteristics applicable to this rebuild are not to be included in establishing the assessed value of the improvement for four years after the date the rebuild was complete. 35ILCS 200/15-180. Further, appellant gives no evidence of when the Home Improvement Exemption was granted. The Board gives no weight to claim of error based on a Home Improvement Exemption.

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). Appellant failed to submit information on any comparable properties. Based on this record the Board finds the appellant's submission is insufficient to challenge the correctness of the assessment. As a result, the Board finds the appellant failed to satisfy the burden of going forward with substantive, documentary evidence or legal argument sufficient to challenge the correctness of the assessment of the subject property as required by Section 1910.63(b) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910363(b)).

The comparable properties submitted by the board of review had improvement assessments that ranged from \$17.98 to \$20.31 per square foot of living area. The subject's improvement assessment of \$17.39 per square foot of living area falls below the range established by the best comparables in this record. 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:

January 20, 2026



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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