



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

APPELLANT: Liutauras Balsys
DOCKET NO.: 21-39586.001-R-1
PARCEL NO.: 04-10-200-138-0000

The parties of record before the Property Tax Appeal Board are Liutauras Balsys, 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: \$16,537
IMPR.: \$44,059
TOTAL: \$60,596

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 and masonry exterior construction with 3,292 square feet of living area. The dwelling is approximately 64 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 2-car garage.¹ The property has a 15,750 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The Board finds the best evidence of the subject's features is found in the board of review's evidence, which was more detailed than the appellant's evidence. The appellant failed to indicate whether the subject or any comparables have any finished basement area. The appellant did not refute the board of review's evidence of these features in rebuttal.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located within 0.20 of a mile from the subject. The comparables are improved with 2-story homes ranging in size from 2,684 to 3,480 square feet of living area. The dwellings range in age from 71 to 80 years old. Two homes have a basement and one home has a slab foundation. Two homes have central air conditioning and two comparables have 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$26,583 to \$40,464 or from \$9.90 to \$11.63 per square foot of living area.

Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$34,455.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$60,596. The subject property has an improvement assessment of \$44,059 or \$13.38 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 located on the same block, 0.25 of a mile from the subject, or within the same subarea. The comparables are improved with 2-story homes ranging in size from 2,920 to 3,573 square feet of living area. The dwellings range in age from 61 to 89 years old. Each home has a basement, three of which have finished area, central air conditioning, and a 2-car garage. The comparables have improvement assessments ranging from \$43,961 to \$59,012 or from \$14.93 to \$17.70 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 seven equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables and the board of review's comparables #1 and #3, due to substantial differences from the subject in dwelling size, age, foundation type, and/or garage amenity.

The Board finds the best evidence of assessment equity to be the board of review's comparables #2 and #4, which are more similar to the subject in dwelling size, age, location, and most features. These comparables have improvement assessments of \$43,961 and \$53,355 or \$14.93 to \$15.06 per square foot of living area. The subject's improvement assessment of \$44,059 or \$13.38 per square foot of living area is bracketed by the best comparables in terms of total

improvement assessment and is below the best comparables on a per square foot basis. Based on this record and after considering appropriate adjustments to the best comparables for differences from 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.

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: _____

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: _____

November 25, 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

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Liutauras Balsys, by attorney:
Andreas Mamalakis
Law Offices of Andreas Mamalakis
4844 89th Place
Kenosha, WI 53142

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602