



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

APPELLANT: David Manglano  
DOCKET NO.: 21-47469.001-R-1  
PARCEL NO.: 25-07-321-001-0000

The parties of record before the Property Tax Appeal Board are David Manglano, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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 **A Reduction** 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:** \$6,995  
**IMPR.:** \$27,442  
**TOTAL:** \$34,437

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 1-story dwelling<sup>1</sup> of masonry exterior construction with 2,736 square feet of living area. The home is approximately 100 years old. Features include a full basement, one fireplace, and a 2-car garage. The property has a 5,596 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-04 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, including property characteristic printouts, on three equity comparables that are located in the same neighborhood code as the subject property. The comparables are improved with 1.5-story, class 2-04 dwellings

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<sup>1</sup> Both parties describe the subject as a 1-story home; however, photographic evidence presented by both parties suggest the subject is other than a 1-story home.

of masonry exterior construction ranging in size from 2,766 to 3,034 square feet of living area. The homes range in age from 98 to 104 years old. Each comparable has a full basement and a 2-car garage. One comparable has central air conditioning. Two comparables have either one or two fireplaces. The comparables have improvement assessments ranging from \$27,220 to \$30,875 or from \$9.84 to \$10.18 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$27,442 or \$10.03 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 \$39,000. The subject property has an improvement assessment of \$32,005 or \$11.70 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 within the same neighborhood code as the subject property. The comparables are improved with 1.5-story, 2-04 dwellings of masonry exterior construction ranging in size from 1,874 to 2,228 square feet of living area. The homes range in age from 71 to 92 years old. The comparables each have a full basement, two of which have finished area. Three comparables each have central air conditioning. Three comparables have either one or two fireplaces. Each comparable has a 2-car garage. The comparables have improvement assessments ranging from \$28,250 to \$31,287 or from \$13.94 to \$15.07 per square foot of living area. Based on this evidence, the board of review requested that 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven suggested comparables for the Board's consideration. The Board finds the best evidence of assessment equity to be the appellant's comparables #2 and #3 which are most similar to the subject in location, age, and dwelling size with varying degrees of similarity in other features. These comparables have improvement assessments of \$28,125 and \$30,875 or \$10.07 and \$10.18 per square foot of living area, respectively. The subject's improvement assessment of \$32,005 or \$11.70 per square foot of living area falls above the two best comparables in this record and is excessive. The Board gives less weight to the appellant's comparable #1 which is located 1.5 miles from the subject, less proximate in location when compared to the subject than the other comparables in this record. The Board also gives less weight to the board of review comparables which are less similar in dwelling size and/or age when compared to the subject than the other comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment, commensurate with the appellant's request, is 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

Member

\_\_\_\_\_  
Member

Member

\_\_\_\_\_  
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: \_\_\_\_\_

March 18, 2025

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Clerk of the Property Tax Appeal Board

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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