



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Tim Gambacorta
DOCKET NO.: 22-23855.001-R-1 through 22-23855.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Tim Gambacorta, the appellant, by attorney Dora Cornelio, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-23855.001-R-1	05-29-205-009-0000	10,640	46,704	\$57,344
22-23855.002-R-1	05-29-205-010-0000	10,640	46,704	\$57,344

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 2022 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 property consists of three parcels¹ two of which are improved with a 2-story dwelling of frame exterior construction with 2,866 square feet of living area. The home is approximately 10 years old. Features include a full basement with finished area, central air conditioning, two fireplaces, and a 2-car garage. The property is located in Wilmette, New Trier 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 equity comparables located within the same assessment neighborhood code as the subject. The

¹ The Cook County 2022 tax year final notice indicated the subject property consists of three parcels, two of which are improved. The appellant did not appeal the assessment for the unimproved parcel.

comparables are reported to be improved with 2-story, class 2-78 dwellings of frame or frame and masonry exterior construction ranging in size from 2,726 to 3,066 square feet of living area. The homes range in age from 22 to 31 years old. The comparables each have a full basement with finished area, central air conditioning, one or two fireplaces, and a 2-car garage. The comparables have improvement assessments ranging from \$69,880 to \$77,800 or from \$25.38 to \$25.85 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" for only one parcel under appeal. The appellant's submission included a copy of the "Cook County Board of Review" final decision for the 2022 tax year which disclosed the subject has a total assessment for the two parcels of \$118,147.² The "Addendum to Petition" disclosed the subject has a total improvement assessment of \$93,408 or \$32.59 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 within the same assessment neighborhood code as the subject. The comparables are improved with 2-story, class 2-78 dwellings of frame exterior construction ranging in size from 3,066 to 3,636 square feet of living area. The homes range in age from 4 to 10 years old. Each comparable has a full basement with finished area, central air conditioning, one or two fireplaces, and a 2-car garage. The comparables have improvement assessments ranging from \$108,782 to \$133,600 or from \$35.39 to \$38.01 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted nine suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables as well as board of review comparables #1 and #3 which differ substantially from the subject in age or dwelling size .

The Board finds the best evidence of assessment equity to be the board of review comparables #2 and #4 which are overall most similar to the subject in design/class, age, dwelling size, and other features. These comparables have improvement assessments of \$108,782 and \$114,876 or \$35.48 and \$35.39 per square foot of living area. The subject's total improvement assessment of

² The Cook County board of review final notice for tax year 2022 disclosed assessments for 3 property index numbers (pins) totaling \$125,328. However, the Board finds the parcel with pin ending with #011-0000 and having an assessment of \$10,640 is an unimproved parcel which was not appealed.

\$93,408 or \$32.59 per square foot of living area falls below the two best comparables in this record. After considering the adjustments to the two best 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.

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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