



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

APPELLANT: Linda Yedor
DOCKET NO.: 22-24750.001-R-1
PARCEL NO.: 05-06-305-014-0000

The parties of record before the Property Tax Appeal Board are Linda Yedor, the appellant, by attorney Abby L. Strauss of Schiller Law 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: \$29,088
IMPR.: \$62,439
TOTAL: \$91,527

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 subject property consists of a one-story dwelling of masonry exterior construction with 2,629 square feet of living area. The dwelling is approximately 71 years old. The home features a partial basement that is finished with a formal recreation room,¹ 2½ bathrooms, central air conditioning, a fireplace and a two-car garage. The property has a 16,160 square foot site and is located in Glencoe, New Trier 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 on five equity comparables that have the same assessment neighborhood code and property classification code

¹ The board of review disclosed the subject dwelling has a formal recreation room in the basement and an additional half bathroom, which was not refuted by the appellant.

as the subject. The comparables are improved with one-story dwellings of masonry exterior construction ranging in size from 2,511 to 3,022 square feet of living area. The dwellings are from 37 to 71 years old. One comparable has a crawl space foundation and four comparables each have a full or partial basement. No data was provided by the appellant concerning finished basement area, if any, of the comparables. Each comparable has 2 or 3 bathrooms, central air conditioning, one or two fireplaces and from a one-car to a two-car garage. The comparables have improvement assessments that range from \$55,500 to \$71,229 or from \$22.10 to \$23.99 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$61,203 or \$23.28 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 \$97,000. The subject property has an improvement assessment of \$67,912 or \$25.83 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables that have the same assessment neighborhood code and property classification code as the subject. The comparables are located within the same block and along the same street as the subject property or approximately ¼ of a mile from the subject. The comparables are improved with one-story dwellings of frame or masonry exterior construction ranging in size from 2,217 to 3,045 square feet of living area. The dwellings are from 65 to 69 years old. One comparable has a concrete slab foundation and two comparables each have a full or partial basement that is finished with a formal recreation room. Each comparable has 2½ or 3½ bathrooms, central air conditioning, one or two fireplaces and either a one-car or a two-car garage. The comparables have improvement assessments that range from \$58,820 to \$118,844 or from \$25.64 to \$39.03 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant's counsel pointed out that board of review comparable #2 has a frame exterior, whereas the subject has a masonry exterior

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted eight comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparables #2, #3 and #5, along with the three comparables submitted by the board of review which differ from the subject dwelling in size or foundation type. Additionally, the appellant's comparable #3 is considerably newer in dwelling age, when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #4, which have the same assessment neighborhood code and property classification code as the subject. These two comparables are overall more similar to the subject dwelling in size, design, foundation type, age and some features. The comparables have improvement assessments of \$55,500 or \$68,360 or for \$22.10 and \$23.79 per square foot of living area, respectively. The subject's improvement assessment of \$67,912 or \$25.83 per square foot of living area is bracketed by the two best comparables in this record in terms of total improvement assessment but is greater than both comparables on a per square foot of living area basis. However, after considering adjustments to the best comparables for differences from the subject, the Board finds the subject's improvement assessment is excessive. Therefore, based on this record the Board finds a reduction in the subject's improvement assessment 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.



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: _____

August 19, 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

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