



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

APPELLANT: Derek Randel
DOCKET NO.: 22-27442.001-R-1
PARCEL NO.: 05-33-117-036-0000

The parties of record before the Property Tax Appeal Board are Derek Randel, the appellant, by attorney George N. Reveliotis of Reveliotis Law, P.C. in Park Ridge; 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: \$14,406
IMPR.: \$58,575
TOTAL: \$72,981

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 two-story dwelling of masonry exterior construction with 2,482 square feet of living area. The dwelling is approximately 69 years old. Features of the dwelling include a partial basement with finished area, three full bathrooms, central air conditioning, a fireplace and a two-car garage. The property has an 8,232 square foot site and is located in Wilmette, New Trier Township, Cook County. The subject is classified as a class 2-06 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 nine equity comparables that have the same assessment neighborhood code and property classification code as the subject and are located within .23 of a mile from the subject property. The comparables are improved with two-story dwellings of frame, masonry or frame and masonry exterior

construction ranging in size from 2,354 to 2,665 square feet of living area. The dwellings are from 66 to 94 years old. The comparables each have a full or partial basement, four of which have finished area. Each comparable has from one to three full bathrooms and seven comparables each have one or two additional half bathrooms. Seven comparables have central air conditioning. Each comparable has either one or two fireplaces and from a one-car to a two-car garage. The comparables have improvement assessments ranging from \$54,683 to \$64,418 or from \$22.32 to \$24.46 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$57,287 or \$23.08 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 \$76,000. The subject property has an improvement assessment of \$61,594 or \$24.82 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparables that have the same assessment neighborhood code and property classification code as the subject and are located within the subject's subarea. The comparables are improved with two-story dwellings of masonry or frame or masonry exterior construction ranging in size from 2,309 to 2,866 square feet of living area. The dwellings are 100 or 101 years old. The comparables each have a full basement, one of which has finished area. Each comparable has from one to three full bathrooms and three comparables each have an additional half bathroom. Three comparables have central air conditioning and a fireplace. Three comparables each have a two-car garage. The comparables have improvement assessments ranging from \$67,219 to \$74,651 or from \$26.05 to \$30.66 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted thirteen comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #3, #4, #8 and #9 which lack basement finish and/or central air conditioning, both features of the subject. The Board has given reduced weight to the four comparables submitted by the board of review due to their older dwelling ages and/or lack of basement finish, when compared to the subject. Additionally, board of review comparable #1 has a considerably larger dwelling size when compared to the subject, and board of review comparables #2 and #3 either lack central air conditioning or a garage, both features of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2, #5, #6 and #7, which have the same assessment neighborhood code and property classification code as the subject. These four comparables have basement finish, like the subject and are similar to the subject dwelling in size, design, age and some features. The comparables have improvement assessments ranging from \$54,683 to \$64,418 or from \$23.21 to \$24.27 per square foot of living area. The subject's improvement assessment of \$61,594 or \$24.82 per square foot of living area falls within the range established by the best comparables in the record in terms of total improvement assessment but above the range on a per square foot of living area basis. 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 warranted.

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: _____

September 16, 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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