



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

APPELLANT: Gordan Redzic
DOCKET NO.: 22-35217.001-R-1
PARCEL NO.: 09-25-310-016-0000

The parties of record before the Property Tax Appeal Board are Gordan Redzic, 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: \$16,084
IMPR.: \$85,668
TOTAL: \$101,752

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 2-story dwelling of masonry exterior construction with 3,894 square feet of living area. The dwelling is 15 years old. Features of the home include a basement with finished area,¹ central air conditioning, 2 fireplaces and a 2-car garage. The property has an 8,936 square foot site and is located in Park Ridge, Maine Township, Cook County. The subject is classified as a class 2-08 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 subject's assessment neighborhood and within 0.34 of a mile from the subject property. The comparables are improved with class 2-08, 2-story dwellings of

¹ The board of review disclosed the subject's basement has finished area, which was unrefuted by the appellant.

masonry exterior construction ranging in size from 3,807 to 4,509 square feet of living area. The homes are from 22 to 27 years old. Each comparable has a basement with “N/A” disclosed for the finished area, a fireplace, and either a 2-car or a 3-car garage. Four comparables each have central air conditioning. The comparables have improvement assessments ranging from \$74,720 to \$83,960 or from \$18.62 to \$20.42 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced.

The appellant’s submission included a copy of the Cook County Board of Review final decision disclosing the total assessment for the subject of \$101,752. The subject property has an improvement assessment of \$85,668 or \$22.00 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 located within the subject’s assessment neighborhood and within the subject’s subarea or approximately ¼ of a mile from the subject property. The comparables are improved with class 2-08, 2-story dwellings of masonry exterior construction ranging in size from 3,801 to 4,059 square feet of living area. The homes are from 2 to 14 years old. Each comparable has a basement, with two having finished area, central air conditioning, a fireplace and either a 1.5-car or a 2-car garage. The comparables have improvement assessments ranging from \$84,599 to \$105,720 or from \$22.26 to \$26.05 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 eight suggested comparables for the Board’s consideration. The Board gives less weight to the appellant’s comparable #1 and the board of review’s comparables #2 and #3 which differ from the subject in age and/or lack central air conditioning, which is a feature of the subject.

The Board finds the best evidence of assessment equity to be the parties’ remaining comparables. These comparables are overall most similar to the subject in location, design, age, dwelling size, and foundation type. However, the board of review’s comparable #1 has an unfinished basement area and the appellant did not disclose if their comparables have finished or unfinished basements, suggesting upward adjustments may be required to make them more equivalent to the finished basement of the subject. These five comparables have improvement assessments ranging from \$74,720 to \$84,599 or from \$18.85 to \$22.26 per square foot of living area. The subject’s improvement assessment of \$85,668 or \$22.00 per square foot of living area falls somewhat above the range established by the best comparables in the record on an overall basis and within the range on a per square foot of living area basis. Furthermore, the Board finds the

board of review's comparable #1 that sets the upper limit of the value range is the one best comparable in the record given it is nearly identical to the subject in age and other property characteristics. However, this comparable is somewhat inferior to the subject given its 2% smaller dwelling size and lack of a basement finish. After considering the 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: _____

September 15, 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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