



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

APPELLANT: Loan Thi Ly
DOCKET NO.: 22-44449.001-R-1
PARCEL NO.: 12-01-422-029-0000

The parties of record before the Property Tax Appeal Board are Loan Thi Ly, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Inverness; 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: \$14,720
IMPR.: \$24,742
TOTAL: \$39,462

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 is a 7,360 square foot site located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance. The subject improvement is an approximately 65-year-old, one-story dwelling of masonry construction with 1,357 square feet of living area. Features of the dwelling include two bathrooms, a full basement, air-conditioning, and a two-car garage.

The appellant contends assessment inequity and overvaluation as the basis of the appeal. In support of the overvaluation argument the appellant submitted information on four comparable sales. The comparable properties are in the same neighborhood and 1.18 miles from the subject. They range in age from 70 to 77 years; in size from 1,271 to 1,455 square feet of living area; and sold between March 2021 and January 2022 for prices ranging from \$330,000 to \$393,000 or \$257.41 to \$270.10 per square foot. In support of the inequity argument the appellant submitted

information on four equity comparable properties. The comparable properties are in the same neighborhood and 1.19 miles from the subject. They range in age from 63 to 73 years; in size from 1,384 to 1,455 square feet of living area; and have improvement assessments ranging from \$8.16 to \$9.21 per square foot of living area. The appellant is requesting a total assessment be reduced to \$25,793.

The board of review submitted its "Board of Review Notes on Appeal" disclosing a total assessment for the subject of \$39,462 and an improvement assessment of \$24,742 or \$18.23 per square foot of living area. The subject's assessment reflects a market value of \$394,620 or \$290.80 per square foot of living area, including land, when applying the median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. In support of its contention of the correct assessment the board of review submitted information on four comparable properties. The suggested comparable properties are in the same neighborhood and within a quarter mile of the subject of the subject. They range in age from 58 to 65 years; in size from 1,152 to 1,184 square feet; and have improvement assessments ranging from \$19.65 to 23.89 per square foot of living area. The same properties sold between June 2020 and May 2021 for prices ranging from \$275,000 to \$433,000 or \$234.44 to \$365.71 per square foot. The board of review requested that the assessment be confirmed.

In rebuttal the appellant submitted that the comparable properties submitted by the board of review were different in size than the subject, but as much as 205 square feet and thus the board of review's evidence was insufficient to support the assessment.

The matter was set for hearing June 2, 2026, but prior to that date the parties waived hearing and requested the Board to decide the appeal on the evidence submitted.

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). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof needed for a conviction of a crime. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995).

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 comparable properties to the subject property. 86 Ill.Admin.Code §1910.65(b). The Illinois Constitution requires that real estate taxes "be levied uniformly by valuation ascertained as the General Assembly shall provide by law." Ill. Const., art. IX, § 4 (1970); Walsh v. Property Tax Appeal Board, 181 Ill. 2d 228, 234 (1998). This uniformity provision of the Illinois Constitution does not require absolute equality in taxation, however, and it is sufficient if the taxing authority achieves a reasonable degree of uniformity. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4th Dist. 2003).

The Board finds the best evidence of assessment equity to be appellant's comparable property #4 and the board of review comparable properties #1 through #4. These comparable properties had improvement assessments that ranged from \$9.21 to \$23.89 per square foot of living area. The subject's improvement assessment of \$18.23 per square foot of living area falls within the range established by the best comparable properties in this record.

The Board finds the best evidence of market value to be appellant's comparable property #7 and the board of review comparable properties #1 through #4. These properties sold for prices ranging from \$234.44 to \$365.71 per square foot, including land. The subject's assessment reflects a market value of \$290.80 per square foot of living area, including land which falls within the range established by the best comparable properties in this record.

After considering all the best comparable properties submitted by the parties with emphasis on those properties that are proximate in location, similar in size of living area, and with similar features to the subject and after further considering adjustments to the best comparable properties for differences from the subject, the Board finds the appellant did not demonstrate to the level of clear and convincing evidence that the subject's improvement was inequitably assessed. The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment as to this basis is not warranted.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment under this basis is not 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 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Loan Thi Ly, by attorney:
Stephanie Park
Park & Longstreet, P.C.
1620 W Colonial Pkwy.
Inverness, IL 60067

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602