



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

APPELLANT: Eric & Denise Gramer
DOCKET NO.: 22-49797.001-R-1
PARCEL NO.: 03-22-203-004-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Eric & Denise Gramer, the appellants, 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, PTAB hereby finds **No Change** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

LAND: \$10,443
IMPR.: \$31,557
TOTAL: \$42,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a Cook County Board of Review decision 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 2,289 square feet, one-story masonry building situated on a 26,108 square feet parcel in Prospect Heights, Wheeling Township, Cook County.¹ The 68-year-old home, a class 2-04 residence under the Cook County Real Property Assessment Classification Ordinance, featured 2.5 bathrooms, a full basement, and a 2.5-car garage.

The appellants plead assessment inequity as the basis of the appeal, arguing that the subject improvement assessment should be reduced to \$9.97 per living square foot. To show subject assessment nonuniformity, the appellants presented information on four class 2-04 properties within .5 miles of the subject. These suggested comparables included one to 2.5 bathrooms, a full

¹ The appellants provided internally inconsistent information regarding attributes of the subject property. Because the appellant once indicated the subject property had one story, which comports with the board of review's notes and the property's classification, PTAB finds the subject property contained one story for the tax year in question.

basement, and a two- or three-car garage. The appellants' selections spanned 45 to 86 years in building age; 1,909 to 2,344 square feet in improvement area; and \$9.26 to \$12.96 per living square foot in improvement assessment.

The board of review countered that the subject improvement assessment of \$31,557, or \$13.79 per living square foot, was equitable in its "Notes on Appeal." In defense of the \$42,000 total subject assessment, the county board of review introduced into evidence four one-story masonry buildings on the subject's block as assessment comparables. The county board of review's preferred comparators contained two to 4.5 bathrooms, a full or partial basement, and a two-car garage. These improvements ranged from 65 to 67 years in age; from 1,889 to 2,549 square feet in size; and \$14.27 to \$15.69 per living square foot in improvement assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. The Illinois Constitution requires 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). Yet this uniformity provision of the Illinois Constitution does not require absolute equality in taxation; instead, a reasonable degree of uniformity in the taxing authority's assessments suffices. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4th Dist. 2003).

When unequal treatment in the assessment is the basis of a property tax appeal, the appellants must prove the inequity of the assessments by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e); Walsh, 181 Ill. 2d at 234 (1998). 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 criminal conviction. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). Proof of unequal treatment in the assessment process should comprise documentation for the year in question of similarly situated properties of compelling proximity to, and with a lack of distinguishing characteristics from, the assessment subject. 86 Ill.Admin.Code §1910.65(b). The Property Tax Appeal Board (PTAB) finds the appellants did not overcome this burden of proof.

Of the properties in evidence, board of review comparables #1 and #4 and appellants comparable #4 best matched the subject's attributes and thereby establish the range of equitable subject improvement assessments. While both board of review comparable #1 and #4 lacked some of the subject's living and garage space, board of review comparable #1 mitigated the deficiency with air conditioning. Appellants comparable #4 similarly featured air conditioning, which partially compensated for the smaller living and garage space, older building, and one fewer full bathroom. Given this record, the subject improvement would be equitably assessed in the \$9.26 to \$15.10 per living square foot range. Because the subject's \$13.79 per improvement square foot assessment lands inside this range, PTAB finds the appellants did not provide sufficiently clear and convincing evidence that the subject assessment was inequitable or that a reduction thereof 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:

February 17, 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

Eric & Denise Gramer, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

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