



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

APPELLANT: Gina Manriquez  
DOCKET NO.: 22-50873.001-R-1  
PARCEL NO.: 04-34-202-063-0000

The parties of record before the Property Tax Appeal Board are Gina Manriquez, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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:** \$14,414  
**IMPR.:** \$53,585  
**TOTAL:** \$67,999

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 1-story dwelling of masonry exterior construction with 2,159 square feet of living area. The dwelling is approximately 68 years old. Features of the home include a partial basement, central air conditioning, 2 fireplaces and a 1½-car garage. The property has a 9,009 square foot site and is located in Glenview, Northfield 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 four comparables that are located within the subject's assessment neighborhood and from 164 feet to 0.9 of a mile from the subject property. The appellant's comparable #4, according to the parcel index number, is also located within the same block as the subject property. The comparables consist of class 2-

04, 1-story dwellings of frame and masonry exterior construction ranging in size from 2,144 to 2,359 square feet of living area. The dwellings are 55 to 67 years old. Each comparable has a partial or full basement, central air conditioning, and either a 1-car or a 2-car garage. One comparable has a fireplace. The comparables have improvement assessments ranging from \$38,127 to \$42,698 or for \$17.78 and \$18.10 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$38,732 or \$17.94 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the Cook County Board of Review final decision for the 2022 tax year disclosing the total assessment for the subject property of \$67,999. The subject property has an improvement assessment of \$53,585 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 are located within the same assessment neighborhood and the same block as the subject property. The comparables consist of class 2-04, 1-story or 1.5-story dwellings of masonry or frame and masonry exterior construction ranging in size from 1,846 to 2,439 square feet of living area. The comparables are 57 to 68 years old. Each comparable has a full basement with two having finished area, central air conditioning and 2-car garage. Three comparables each have 1 or 2 fireplaces. The board of review indicated "yes" in the grid analysis that comparable #1 has other improvements but did not provide a description for the improvements. The comparables have improvement assessments ranging from \$49,115 to \$63,752 or from \$25.95 to \$28.82 per square foot of living area. Based on this evidence, the board of review requested the assessment be confirmed.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight comparable properties for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2 and #3 which are less similar to the subject in proximity and/or age than the other comparables in the record. The Board also gives less weight to the board of review comparables #2, #3 and #4 due to significant differences from the subject in story height, age and/or dwelling size.

The Board finds the best evidence of assessment equity to be the appellant's comparable #4 and board of review comparable #1. These comparables are located on the same block as the subject property and are overall more similar to the subject in story height, age, and dwelling size but have varying degrees of similarity to the subject in other features. Nonetheless, these two comparables have improvement assessments of \$42,698 and \$59,763 or \$18.10 and \$25.95 per

square foot of living area. The subject's improvement assessment of \$53,585 or \$24.82 per square foot of living area is bracketed by the two best comparables in this record. After considering adjustments to the best comparables for differences when compared to 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 improvement assessment is not justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence.

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: \_\_\_\_\_

November 25, 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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