



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

APPELLANT: John Deleonardis
DOCKET NO.: 22-51337.001-R-1
PARCEL NO.: 04-23-101-063-0000

The parties of record before the Property Tax Appeal Board (PTAB) are John Deleonardis, the appellant, by attorney Dora Cornelio, of Schmidt Salzman & Moran, Ltd. in Chicago; 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: \$19,027
IMPR.: \$52,380
TOTAL: \$71,407

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant 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) contesting 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 3,005 square feet, two-story structure of frame construction on a 7,611 square feet parcel in Glenview, Northfield Township, Cook County. The 20-year-old building, a class 2-78 property per the Cook County Real Property Assessment Classification Ordinance, contained two bathrooms, central air conditioning, a two-car garage, a fireplace, and a full basement.

Challenging the \$52,380 subject improvement assessment for inequity, the appellant requests the Property Tax Appeal Board (PTAB) lower the assessment rate to \$11.71 per improvement square foot to achieve uniformity with like properties. To this end, the appellant furnished information on five class 2-78 properties in the subject's neighborhood with assessments between \$10.86 and \$15.99 per improvement square foot. The appellant's selections all had two or three bathrooms; a

two- or three-car garage, and a full basement. These suggested comparators ranged from 23 to 59 years in building age and from 2,716 to 3,301 square feet in living area.

The county board of review responded that the subject improvement was properly assessed at \$52,380, or \$17.43 per square foot, in its “Board of Review Notes on Appeal.”¹ To fortify the \$71,407 total subject assessment, the county board of review introduced into evidence four two-story frame buildings on the subject’s block as assessment benchmarks. The board of review’s preferred comparators featured air conditioning, a two-car garage, 2.5 bathrooms, and a full basement. These properties also had a 23-year-old building; living square footage from 2,686 to 3,315; and assessments from \$17.61 and \$18.84 per improvement square foot.

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 appellant 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 assessment documentation for the year in question of at least 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 Property Tax Appeal Board (PTAB) finds the appellant did not submit this burden of proof.

Of the parties’ submissions, board of review comparables #1 and #2 and appellant comparable #5 best resemble the subject improvement and therefore circumscribe the range of equitable assessments for the subject. Board of review comparables #1 and #2 were identical to the subject improvement in every listed aspect except subject assessment. Appellant comparable #5 was also identical to the subject except in living space, of which the comparable featured more. Given these comparables, the subject improvement would be equitably assessed anywhere between \$15.99 and \$18.84 per living square foot. Because the \$17.43 per improvement square foot subject assessment falls within this range, PTAB finds the appellant did not show by clear and convincing evidence that the subject assessment was inequitable and a reduction thereof is not justified.

¹ PTAB observes that in its “Notes on Appeal,” the county board of review referenced its 2023 decision from which the appellant appeals. PTAB accordingly adopts the total assessment value reflected in that decision, minor discrepancies in the “Notes on Appeal” notwithstanding.

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

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

APPELLANT

John Deleonardis, by attorney:
Dora Cornelio
Schmidt Salzman & Moran, Ltd.
111 W. Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

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