



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

APPELLANT: Edward Lambe  
DOCKET NO.: 22-53290.001-R-1  
PARCEL NO.: 04-25-100-069-0000

The parties of record before the Property Tax Appeal Board are Edward Lambe, the appellant(s), 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, 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:** \$11,880  
**IMPR.:** \$56,155  
**TOTAL:** \$68,035

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 two-story dwelling of frame and masonry<sup>1</sup> construction with 2,691 square feet of living area. Features of the home include a full basement, central air conditioning, a fireplace and a two-car garage. The property has an 11,880 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on five class 2-78 equity comparable properties

---

<sup>1</sup> In their submissions both the board of review and the appellant indicate that the subject property has an improvement of frame and masonry construction. The Board finds that the improvement is frame and masonry despite the appellant also submitting in section III of the Residential Appeal a checked box for 'frame' but no checked box for 'masonry.'

with varying degrees of similarities to the subject which are located in the same neighborhood code as the subject but for which the appellant did not provide proximity to the subject. The improvements ranged: in age from 1 to 22 years; in size from 3,043 to 3,322 square feet of living area; and in improvement assessment from \$6.38 to \$7.36 per square foot of living area. The appellant submits that this is an owner-occupied residence. The appellant submitted the Cook County Board of Review 2022 Assessed Valuations decision which indicates that the total assessment for the subject property is \$68,035<sup>2</sup>. Based on this evidence the appellant is seeking a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$68,036. The Board finds that the total assessment is \$68,035 based on the submission by the appellant. The subject property has an improvement assessment of \$56,155 or \$20.87 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four class 2-78 equity comparable properties with varying degrees of similarities to the subject which are located on the same block as the subject. The improvements ranged: in age from 51 to 59 years; in size from 2,557 to 3,001 square feet of living area; and in improvement assessment from \$20.90 to \$25.47 per square foot of living area. Based on this evidence the board of review is seeking confirmation of the subject's assessment.

### **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 nine equity comparable properties for the Board's consideration in determining assessment equity. The Board finds the best evidence of assessment equity to be appellant's comparables #2, #3, and #4 and board of review's comparables #2, #3, and #4. Appellant's comparables #2, #3, and #4 were similar to the subject in size, full basement, central air conditioning, one fireplace, and two-car garage. Board of review's comparables #2, #3, and #4 were similar to the subject in size, full basement, central air conditioning, and two-car garage. Two of these comparables had one fireplace like the subject while the other comparable had two fireplaces. These comparable properties were similar to the subject and had improvement assessments that ranged from \$7.00 to \$25.47 per square foot of living area. The subject's improvement assessment of \$20.87 per square foot of living area falls within the range established by the best comparable properties in this record. After considering all the

---

<sup>2</sup> In section 2c1 of the Residential Appeal petition appellant indicates that the total assessment for the subject property is \$68,045. The Board finds that the total assessment for the subject property is \$68,035 based upon the further submission by the appellant of the Cook County Board of Review 2022 Assessed Valuations decision which indicates that the total assessment for the subject property is \$68,035.

comparable properties submitted by the parties with emphasis on those properties that are more proximate in location, more similar in size, and with similar features relative to the subject and after further considering adjustments to the best comparable properties for differences from the subject, the Board finds the subject's improvement assessment is supported. The Board finds that the appellant failed to demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and, therefore, a reduction in the subject's assessment commensurate with the appellant's request 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: \_\_\_\_\_

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

Edward Lambe, 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