



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

APPELLANT: Daniel Hales
DOCKET NO.: 22-53594.001-R-1
PARCEL NO.: 04-24-308-027-0000

The parties of record before the Property Tax Appeal Board are Daniel Hales, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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 **A Reduction** 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: \$21,875
IMPR.: \$36,578
TOTAL: \$58,453

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 frame exterior construction with 2,279 square feet of living area. The home is approximately 80 years old. Features include a partial basement, one fireplace, and a 2-car garage. The property has a 15,625 square foot site and is located in Northfield, 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 five equity comparables located within the subject's assessment neighborhood code and from 0.18 of a mile to 1.02 miles from the subject property. The comparables are improved with 1-story, class 2-04 dwellings of frame, masonry, or frame and masonry exterior construction ranging in size from 1,874 to 2,145 square feet of living area. The homes range in age from 63 to 73 years old. Four comparables each have a partial basement and one comparable has a crawl space foundation.

Three comparables each have central air conditioning. Each comparable has one fireplace and a 1-car or a 2-car garage. The comparables have improvement assessments ranging from \$31,500 to \$33,282 or from \$15.23 to \$16.96 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$36,578 (rounded).

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$68,000. The subject property has an improvement assessment of \$46,125 or \$20.24 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the subject's assessment neighborhood code and ¼ of a mile from the subject. The comparables are improved with 1-story, class 2-04 dwellings of frame or frame and masonry exterior construction ranging in size from 1,825 to 2,022 square feet of living area. The homes range in age from 68 to 75 years old. One comparable has a partial basement and three comparables each have a slab foundation. Two comparables each have central air conditioning. Each comparable has one fireplace and a 1-car or a 2-car garage. The comparables have improvement assessments ranging from \$37,599 to \$42,435 or from \$20.29 to \$21.53 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

Conclusion of Law

The appellant 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted nine suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, and #5 as well as board of review comparables #1, #3, and #4 due to substantial differences from the subject in foundation type, age, and/or dwelling size. The Board also gives less weight to the appellant's comparable #3 which is located over 1 mile from the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #4 and board of review comparable #2 which are overall more similar to the subject in location, design/class, age, dwelling size, and other features. The two best comparables have improvement assessments of \$32,455 and \$41,026 or \$16.57 and \$20.29 per square foot of living area, respectively. The subject's improvement assessment of \$46,125 or \$20.24 per square foot of living area falls above the two best comparables in this record in terms of total improvement assessment but is bracketed by them on a per square foot basis and appears to be excessive. After considering adjustments to the two best comparables for differences when compared to the subject, the Board finds the appellant demonstrated that the subject's improvement was inequitably assessed and a reduction in the subject's assessment, commensurate with the appellant's request, 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: September 16, 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

Daniel Hales, by attorney:
Abby L. Strauss
Schiller Law P.C.
33 North Dearborn
Suite 1130
Chicago, IL 60602

COUNTY

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