



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

APPELLANT: Sharon Moran  
DOCKET NO.: 22-54469.001-R-1  
PARCEL NO.: 04-36-400-038-0000

The parties of record before the Property Tax Appeal Board are Sharon Moran, 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, 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:** \$43,560  
**IMPR.:** \$80,750  
**TOTAL:** \$124,310

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 3,221 square feet of living area. The dwelling is approximately 74 years old. Features of the home include a basement, 4 full 1 half bathrooms, central air conditioning, 2 fireplaces and a 3-car garage. The property has a 43,560 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 five comparables located within the same assessment neighborhood as the subject. According to the property characteristics printouts, the comparables consist of class 2-04, 1-story or 1½-story dwellings of frame, masonry or frame and masonry exterior construction ranging in size from 3,133 to 3,484

square feet of living area. The comparables are 55 to 72 years old. Each comparable has a basement with three having finished area, 2 or 3 full and 1 half bathrooms, 1 or 2 fireplaces and either a 2-car or a 3½-car garage. Four comparables each have central air conditioning. The comparables have improvement assessments that range from \$56,500 to \$67,986 or from \$18.03 to \$21.09 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$63,453 or \$19.70 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 of \$124,310. The subject property has an improvement assessment of \$80,750 or \$25.07 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three comparables located within the same assessment neighborhood and subarea as the subject. The comparables consist of class 2-04, 1-story or 1½-story dwellings of masonry or frame and masonry exterior construction ranging in size from 2,762 to 3,811 square feet of living area. The homes are 48 to 64 years old. Each comparable has a basement with two having finished area, 2 or 3 full and 1 or 2 half bathrooms, 2 fireplaces, and from a 2-car to a 3-car garage. Two comparables each have central air conditioning. The comparables have improvement assessments that range from \$70,440 to \$116,224 or from \$25.50 to \$30.50 per square foot of living area. Based on this evidence, the board of review requested the subject's 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 suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2, #3 and #5 as well as board of review comparables #1 and #3 due to significant differences in their design, age, and/or basement finish when compared to the subject that has an unfinished basement area.

The Board finds the best evidence of assessment equity to be the appellant's comparable #4 and the board of review comparable #2 which are located in the subject assessment neighborhood and are overall more similar to the subject in dwelling size. However, these comparables have inferior features, such as fewer bathroom counts, lack of central air conditioning and/or smaller garage capacity suggesting upward adjustments would be required to make them more equivalent to the subject. These two comparables have improvement assessments of \$62,161 and \$70,440 or \$19.82 and \$25.50 per square foot of living area, respectively. The subject's improvement assessment of \$80,750 or \$25.07 per square foot of living area falls above the two best comparables in the record in terms of an overall basis and below on a per-square-foot basis.

However, the Board finds the subject's higher improvement assessment is logical given the adjustments to the comparables for the subject's superior features described above. Based on this record, 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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