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

APPELLANT: Gary Smith
DOCKET NO.: 22-54479.001-R-1
PARCEL NO.: 04-25-200-021-0000

The parties of record before the Property Tax Appeal Board are Gary Smith, 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:** | $42,688 |
| **IMPR.:** | $55,311 |
| **TOTAL:** | $97,999 |

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 2-story dwelling of frame and masonry exterior construction with 3,203 square feet of living area. The dwelling is approximately 69 years old. Features of the home include a full basement with finished area, central air conditioning, 2 fireplaces, and a 2½-car garage. The property has a 30,492 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity regarding the subject's improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables that are located within Northbrook, Illinois and in a different assessment neighborhood code than the subject. The comparables are improved with class 2-06, 2-story dwellings of frame, stucco or frame and masonry exterior construction containing from 2,944 to

3,311 square feet of living area. The dwellings are 64 to 81 years old. One comparable has a slab foundation, and four comparables each have a full basement with three having finished area. Each comparable has a central air conditioning and 1 or 2 fireplaces. Four comparables each have a 2-car garage. The comparables have improvement assessments that range from $24,000 to $32,000 or from $8.15 to $9.66 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to $26,200 or $8.18 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $97,999. The subject property has an improvement assessment of $55,311 or $17.27 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 that are located within the same neighborhood code and subarea as the subject. The comparables are improved with class 2-06, 2-story dwellings of frame and masonry exterior construction containing from 2,477 to 3,198 square feet of living area. The dwellings are 64 to 73 years old. Each comparable has a partial or full basement with two having finished area, central air conditioning, 1 or 2 fireplaces and a 2-car garage. The comparables have improvement assessments that range from $51,967 to $66,714 or from $20.64 to $20.98 per square foot of living area. Based on this evidence, the board of review requested that the 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of nine comparable properties for the Board's consideration. The Board gives less weight to the appellant's comparables and the board of review comparable #4 due to significant differences in their assessment neighborhood codes, age, dwelling size, foundation type and/or garage amenity when compared to the subject.

The Board finds the best comparables to be the board of review's remaining comparables which are located within the subject's assessment neighborhood code and are also more similar to the subject in age, dwelling size, and most features. These three comparables have improvement assessments ranging from $58,995 to $66,714 or for $20.64 and $20.86 per square foot of living area. The subject's improvement assessment of $55,311 or $17.27 per square foot of living area falls below the range established by the best comparables in the record. After considering adjustments to the best comparables for differences from 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 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 exists 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:

C E R T I F I C A T I O N

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

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