



## FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Maureen Basak  
DOCKET NO.: 22-55889.001-R-1  
PARCEL NO.: 04-36-306-068-0000

The parties of record before the Property Tax Appeal Board are Maureen Basak, the appellant, by Andreas Mamalakis, attorney-at-law of the Law Offices of Andreas Mamalakis in Kenosha, Wisconsin, 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:

<b>LAND:</b>	\$25,600
<b>IMPR.:</b>	\$62,853
<b>TOTAL:</b>	\$88,453

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.<sup>1</sup>

### **Findings of Fact**

The subject property is improved with a two-story dwelling masonry exterior construction that contains 3,066 square feet of living area. The dwelling is approximately 70 years old. Features of the property include a full basement, central air conditioning, two fireplaces, 2½ bathrooms, and a 2-car garage. The property has a 16,000 square foot site 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 inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables consisting of class 2-06 properties improved with two-story dwellings of masonry

---

<sup>1</sup> The appellant's counsel originally requested a hearing before the Property Tax Appeal Board but subsequently withdrew the request for a hearing.

exterior construction that range in size from 2,948 to 3,425 square feet of living area. The dwellings range in age from 72 to 85 years old. Each property has a full or partial basement, one or two fireplaces, and a 1-car, 1.5-car or 2-car garage. The comparables have 2, 2½ or 3½ bathrooms and four comparables have central air conditioning. These properties have the same assessment neighborhood code as the subject property and are located from .05 to .79 of a mile from the subject property. The comparables have improvement assessments that range from \$57,634 to \$75,888 or from \$18.96 to \$22.51 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$62,362.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$96,000. The subject property has an improvement assessment of \$70,400 or \$22.96 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 consisting of class 2-06 properties improved with two-story dwellings of masonry or frame and masonry exterior construction that range in size from 3,420 to 4,220 square feet of living area. The homes range in age from 64 to 76 years old. Three comparables have a full or partial basement with two having finished area and one comparable has a slab foundation. Three comparables have central air conditioning. Each property has one or two fireplaces, a two-car garage and 2½, 3½ or 4½ bathrooms. Comparable #2 is described as having other improvements but no additional descriptive information was provided. The comparables have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$82,319 to \$101,280 or from \$23.92 to \$24.07 per square foot of living area.

### **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 information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives less weight to appellant's comparable #4 and the board of review comparables due to differences from the subject property in dwelling size being from approximately 12% to 38% larger than the subject home. The Board finds the best evidence of assessment equity to be appellant's comparables #1, #2, #3 and #5 that are improved with homes that range in size from 2,948 to 3,372 square feet of living area and in age from 72 to 85 years old. These properties are relatively similar to the subject dwelling most in features and have improvement assessments that range from \$57,634 to \$75,888 or from \$18.96 to \$22.51 per square foot of living area. Appellant's comparable #3 is most similar to the subject property in location with an improvement assessment of \$59,520 or \$20.19 per square foot of living area. The subject's improvement assessment of \$70,400 or \$22.96 per square foot of living area falls within the range of the total improvement assessments but above the range on a per square foot of living

area basis as established by the best comparables in this record. The comparable with the overall higher improvement assessment is approximately 10% larger than the subject dwelling which accounts for the higher overall improvement assessment. Based on this record the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment 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: \_\_\_\_\_

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:

January 20, 2026



\_\_\_\_\_  
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**

Maureen Basak, by attorney:  
Andreas Mamalakis  
Law Offices of Andreas Mamalakis  
4844 89th Place  
Kenosha, WI 53142

**COUNTY**

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