



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

APPELLANT: Doug Anderson  
DOCKET NO.: 23-20638.001-R-1  
PARCEL NO.: 15-12-107-019-0000

The parties of record before the Property Tax Appeal Board are Doug Anderson, 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:** \$22,035  
**IMPR.:** \$88,965  
**TOTAL:** \$111,000

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 2023 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 masonry exterior construction with 4,203 square feet of living area. The dwelling is approximately 108 years old.<sup>1</sup> Features of the home include central air conditioning, one fireplace, 3 full and 1 half bathrooms, and a 2-car garage.<sup>2</sup> The property has a 16,950 square foot site and is located in River Forest, River Forest Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

---

<sup>1</sup> The Board finds the best description of subject's age is contained in the submitted board of review's property record card which was unrefuted by the appellant.

<sup>2</sup> The appellant describes subject as featuring a full basement with finished area, while the board of review describes subject as featuring an unfinished crawl space foundation. The Board finds the subject foundation is unknown as neither party provided corroborating evidence to support their respective positions.

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, two of which are located on the same street as subject. The comparables are composed of class 2-06 two-story dwellings of masonry, frame, stucco or frame and masonry exterior construction, ranging in size from 3,466 to 4,498 square feet of living area. The homes are approximately 69 to 118 years old. Each property has 2 to 4 full bathrooms, with one comparable featuring an additional 2 half bathrooms, and a 2-car to 4-car garage.<sup>3</sup> Four comparables each have one fireplace, and two comparables each have central air conditioning. The comparables have improvement assessments that range from \$59,740 to \$85,620 or from \$13.53 to \$19.66 per square feet of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$78,217 or \$18.61 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 \$111,000. The subject property has an improvement assessment of \$88,965 or \$21.17 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables located within the subject's assessment neighborhood within .25 of a mile from subject and two of the comparables are located within the same block as subject. The comparables are composed of class 2-06 two-story dwellings of masonry exterior construction ranging in size from 3,671 to 4,146 square feet of living area. The comparables are approximately 87 to 112 years old. Each comparable has 2 to 4 full bathrooms and 1 half bathroom, central air conditioning, one or three fireplaces, and a 2-car or 3-car garage. The comparables have improvement assessments that range from \$95,135 to \$117,467 or \$22.95 to \$32.00 per square feet of living area. Based on this evidence, the board of review requested 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 a total of eight equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives reduced weight to appellant's comparables #2, #3 and #4, and the board of review's comparable #2 which differ significantly from the subject in age and/or dwelling size.

---

<sup>3</sup> The Board finds the best description of appellant's comparables is contained in the property detail cards submitted by the appellant which are unrefuted by the board of review.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #5 and the board of review's comparables #1 and #3 which are more similar to the subject in dwelling size, age and garage amenity. However, the comparables have varying degrees of similarity to the subject in other features, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables have improvement assessments that range from \$60,855 to \$104,305 or from \$13.53 to \$26.26 per square foot of living area. The subject's improvement assessment of \$88,965 or \$21.17 per square foot of living area falls within the range established by the best comparables in the record. Based on this record and after considering appropriate 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.

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:

May 19, 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

Doug Anderson, 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