



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

APPELLANT: Krystl Wells  
DOCKET NO.: 23-22349.001-R-1  
PARCEL NO.: 10-12-309-006-0000

The parties of record before the Property Tax Appeal Board are Krystl Wells, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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:** \$22,500  
**IMPR.:** \$51,500  
**TOTAL:** \$74,000

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 2-story dwelling of frame construction with 2,429 square feet of living area that is approximately 130 years old. The dwelling features 1½ baths, a full basement finished with a recreation room, central air conditioning, and a 2-car garage. The property has a 10,000 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-06 property<sup>1</sup> under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of appeal. In support of this argument, the appellant submitted information on four equity comparables located within one mile from the subject and within the same assessment neighborhood code as the subject property. The comparables consist of 2-story, class 2-06

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<sup>1</sup> Two-or-more story residence, over 62 years of age, containing from 2,201 to 4,999 square feet of living area.

dwelling of frame or frame and masonry construction ranging in size from 2,299 to 2,822 square feet of living area and ranging in age from 74 to 120 years old. The comparables each feature a full or partial basement, but it was not disclosed whether the basements have a finished area. Each comparable also has central air conditioning, 1 or 2 fireplaces, and from 1.5-car to a 3-car garage. The comparables have improvement assessments that range from \$41,826 to \$56,210 or from \$18.19 to \$19.92 per square foot of living area. The appellant also submitted a brief requesting a reduction to the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$74,000. The subject property has an improvement assessment of \$51,500 or \$21.20 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 ¼ of a mile from the subject and in the same assessment neighborhood code as the subject property. The comparables consist of 2-story, class 2-06 dwellings of frame, masonry, or stucco construction ranging in size from 2,293 to 2,677 square feet of living area and ranging in age from 100 to 114 years old. The comparables each feature from 1.5 to 3.5 bathrooms, a full or partial basement, (one finished with a recreation room), central air conditioning, 1 or 2 fireplaces, and from a 1-car to a 3-car garage. The comparables have improvement assessments ranging from \$56,025 to \$79,800 or from \$22.19 to \$30.01 per square foot of living area.

### **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 in support of their positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparables #1 and #4 due to their significant differences from the subject in age. On this record, the Board finds the best evidence of equity in assessment to be the remaining comparables which are overall most similar to the subject in location, age, and some features. However, appellant's comparables #2 and #3, along with board of review comparables #3 and #4 are all larger in dwelling size relative to the subject dwelling and all have one or more fireplaces which the subject lacks, thus requiring downward adjustments to assessments of these comparables in order to make them more equivalent to the subject. Conversely, board of review comparables #1, #2, and #4 have unfinished basements, unlike the subject's finished basement, suggesting that upward adjustments would be appropriate to the comparables for this difference from the subject. The best comparables in the record have improvement assessments ranging from \$53,688 to \$79,800 or from \$19.04 to \$30.01 per square foot of living area. Excluding appellant's comparable #2 and board of review comparable #4 which are at the low end and high end of the range of values, respectively, yields a tighter range from \$56,025 to \$59,403 or from \$19.92 to \$24.50 per square foot of living area.

The subject's improvement assessment of \$51,500 or \$21.20 per square foot of living area falls below the range established by the best equity comparables in this record in terms of overall improvement assessment and within the range on a per square foot of living area basis.

After considering adjustments to the best comparables for any differences from the subject, the Board finds that the appellant did not establish by clear and convincing evidence that the subject's improvement is inequitably assessed and, therefore, a reduction in the subject's improvement assessment is not warranted.

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

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: June 16, 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

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