



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

APPELLANT: Natasha Galavotti
DOCKET NO.: 23-22824.001-R-1
PARCEL NO.: 16-06-324-018-0000

The parties of record before the Property Tax Appeal Board are Natasha Galavotti, the appellant, 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: \$10,010
IMPR.: \$63,500
TOTAL: \$73,510

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 is improved with a two-story, single-family dwelling of frame construction with 2,501 square feet of living area. The dwelling is 138 years old. Features include a full unfinished basement, a two-car garage, central air conditioning, two full bathrooms, and a half bath. The property has a 7,700 square foot site and is located in Oak Park, Oak Park Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information about six suggested equity comparables.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject as \$73,510. The subject property has an improvement assessment of \$63,500 or \$25.39 per square foot of living area. In support of its contention of the correct

assessment, the board of review submitted information about three suggested equity comparables.

This matter was scheduled for a hearing before an administrative law judge (ALJ) on June 23, 2025. The appellant, Ms. Galavotti, testified that Ms. Dorothy Reid of Oak Park Township helped her to find comparable properties. Appellant and Ms. Reid testified that the board of review lowered appellant's 2024 assessed value to \$70,559. Ms. Reid further testified that 2023 and 2024 are in the same triennial for Oak Park Township, and the appellant submitted the same comparable properties to the board of review for those two years. The appellant acknowledged that the subject's 2023 and 2024 assessments were not significantly different, but she felt the 2023 assessed value should be lowered to the same amount as the 2024 assessed value.

The board of review's representative, Ms. Howell, testified that the board of review's reduction of the subject's 2024 assessed value could have happened for any number of reasons. This had no bearing on the 2023 appeal in the board of review's view.

Conclusion of Law

The taxpayer asserts assessment inequity as the basis of the appeal. The Illinois Constitution requires that real estate taxes "be levied uniformly by valuation ascertained as the General Assembly shall provide by law." Ill. Const., art. IX, § 4 (1970); Walsh v. Property Tax Appeal Board, 181 Ill. 2d 228, 234 (1998). This uniformity provision of the Illinois Constitution does not require absolute equality in taxation, however, and it is sufficient if the taxing authority achieves a reasonable degree of uniformity. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4th Dist. 2003).

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); Walsh, 181 Ill. 2d at 234 (1998). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof needed for a conviction of a crime. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). 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 Board finds that the best evidence of assessment equity is the board of review's suggested comparables one and three and the appellant's suggested comparables two, four, five, and six. Like the subject property, each of these comparables has a two-story, single-family dwelling of frame construction with a full basement. These comparables are similar to the subject in age and living area size. They are all within a quarter mile of the subject.

These comparables have improvement assessments that range from \$22.61 to \$27.66 per square foot of living area. The subject's improvement assessment of \$25.39 per square foot of living area falls within the range established by the best comparables in this record.

At the hearing, the appellant and her witness also relied on the board of review's reduction of the subject's assessed value for 2024 to \$70,559 in asserting that the subject's 2023 assessed value should be reduced. As the board of review's representative pointed out, however, this could have happened for several different reasons. Although 2023 and 2024 are part of the same triennial, assessments can and sometimes do vary during a triennial. The 2024 reduction and the other evidence do not establish by clear and convincing evidence that the 2023 assessed value was an inequitable assessment that violated the uniformity in real estate taxation provision of the Illinois Constitution. Therefore, a reduction in the subject's assessment on this basis 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



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: _____

September 16, 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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