



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

APPELLANT: Karen Gianfrancisco
DOCKET NO.: 23-26681.001-R-1
PARCEL NO.: 16-07-102-027-0000

The parties of record before the Property Tax Appeal Board are Karen Gianfrancisco, the appellant, by attorney Harold J. Hicks of Holland Hicks Law, LLC 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: \$15,561
IMPR.: \$82,439
TOTAL: \$98,000

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 frame exterior construction with 3,656 square feet of living area. The dwelling is approximately 140 years old. The dwelling features a full basement,¹ central air conditioning, three full bathrooms, one half bathroom, a fireplace and a two-car garage with 400 square feet of building area. The property has an 11,115 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 contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on nine equity comparables that have the same assessment neighborhood code as the subject and are located

¹ The parties differ as to the basement finish of the subject dwelling. The appellant reported the subject has 1,828 square feet of basement finish, while the board of review reported the subject has an unfinished basement.

within .2 of a mile from the subject property, five of which are also along the same street as the subject. The comparables are class 2-06 properties that are improved with two-story dwellings of frame, masonry, frame and masonry, or stucco exterior construction ranging in size from 3,053 to 4,054 square feet of living area. The dwellings are from 114 to 141 years old. Each comparable has a full basement with finished area and from one to four full bathrooms. Five comparables each have one or two additional half bathrooms, four comparables have central air conditioning, six comparables each have from one to three fireplaces and eight comparables each have a garage ranging in size from 240 to 800 square feet of building area. The comparables have improvement assessments that range from \$54,350 to \$84,456 or from \$17.80 to \$20.89 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$73,851 or \$20.20 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 \$98,000. The subject property has an improvement assessment of \$82,439 or \$22.55 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 have the same assessment neighborhood code as the subject and are located within the same block or approximately ¼ of a mile from the subject property, one of which is located along the same street as the subject. The comparables are class 2-06 properties that are improved with two-story dwellings of frame exterior construction ranging in size from 2,834 to 3,579 square feet of living area. The dwellings are from 115 to 139 years old. The comparables each have a full or partial basement, one of which has finished area. Each comparable has central air conditioning, two or three full bathrooms, one or two fireplaces and from a two-car to a four-car garage. Three comparables each have an additional half bathroom. The comparables have improvement assessments that range from \$71,665 to \$81,018 or from \$22.59 to \$25.29 per square foot 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 13 comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparables #1, #2, #4, #5 and #7 which lack central air conditioning and/or a garage, a feature of the subject. The Board has also given less weight to the appellant's comparables #7 and #8, as well as board of review comparable #3 due to differences from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be the appellant's comparables #3, #6 and #9, along with board of review comparables #1, #2 and #4, which have central air conditioning, like the subject and are similar to the subject in location and design. However, these six comparables are inferior to the subject dwelling in size and have varying degrees of similarity when compared to the subject in age and other features, suggesting adjustments would be necessary to make the comparables more equivalent to the subject. Nevertheless, the comparables have improvement assessments ranging from \$69,621 to \$81,018 or from \$20.06 to \$24.14 per square foot of living area. The subject's improvement assessment of \$82,439 or \$22.55 per square foot of living area falls above the range established by the best comparables in the record in terms of overall improvement assessment but within the range on a per square foot of living area basis. After considering adjustments to the best comparables for differences from the subject in dwelling size and other features, the Board finds the subject's assessment is supported. Therefore, based on this record 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

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