



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Darcy Powers
DOCKET NO.: 23-27646.001-R-1
PARCEL NO.: 05-34-404-007-0000

The parties of record before the Property Tax Appeal Board are Darcy Powers, 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 **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:

LAND:	\$24,750
IMPR.:	\$88,657
TOTAL:	\$113,407

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 masonry construction with 3,443 square feet of living area. The dwelling is 96 years old. Features include a full, unfinished basement, central air conditioning, a two-car garage, three bedrooms, a fireplace, three full bathrooms, and a half bath. The property has a 9,000 square foot site and is located in Wilmette, New Trier Township, Cook County. The subject is 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 12 suggested equity comparables.

The board of review submitted its "Board of Review Notes on Appeal" which disclosed the total assessment for the subject as \$118,000. The subject property has an improvement assessment of

\$93,250 or \$27.08 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information about four suggested equity comparables.

In rebuttal, appellant asserted that the living area square footages listed by the board of review for its comparables were all inaccurate. Appellant also asserted that the board of review had reduced appellant's property taxes for 2024, and it had also reduced the property taxes for one of the comparables it had submitted to this Board and for several that it had used at the board of review level.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

This Board gives little weight to the appellant's evidence that the board of review reduced the appellant's 2024 property taxes and that it had also reduced the property taxes for several comparables it had used at the board of review level and one that was submitted to this Board. The hearing before this Board is *de novo*, so this Board does not consider evidence that was presented only at the board of review level. Furthermore, this appeal relates to appellant's 2023 property taxes and not appellant's 2024 taxes, and property values may vary from year to year. This Board need not address appellant's argument that the living area square footages listed by the board of review were not correct because it is not relying on any of those comparables.

The Board finds that the best evidence of assessment equity is appellant's suggested comparables one, five, six, eleven, and twelve. Like the subject property, each of these comparables has a single-family dwelling with central air conditioning, a two or 2.5-car garage, a full basement, and one or more fireplaces. The dwellings on these comparables are similar in living area size to the subject dwelling. They are all in the same subarea as the subject.

These comparables have improvement assessments that range from \$21.78 to \$25.77 per square foot of living area. The subject's improvement assessment of \$27.08 per square foot of living

area is above the range established by the best comparables in this record. The Board therefore finds that the appellant demonstrated with clear and convincing evidence that the subject was inequitably assessed, and a reduction in the subject's assessment on this basis is 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: _____

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

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