



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

APPELLANT: Lawrence Winfield II
DOCKET NO.: 23-38600.001-R-1
PARCEL NO.: 31-16-208-017-0000

The parties of record before the Property Tax Appeal Board are Lawrence Winfield II, the appellant(s); 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: \$8,680
IMPR.: \$30,319
TOTAL: \$38,999

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 an approximately seven-year-old two-story dwelling of frame construction with 3,069 square feet of living area. Features of the home include a full basement, central air conditioning, 2.5 bathrooms, and a two-car garage. The property has a 6,808 square foot site and is located in Matteson, Rich Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity and overvaluation as the basis of the appeal. In terms of overvaluation, in support of this argument the appellant submitted information on three sale comparables. The sale comparables are located one block to 1.5 miles away from the subject property. The comparables are five- to seven-year-old two-story class 2-78 residences with frame or frame and masonry construction. These comparables were sold between January 2006 and April 2019 for sale prices between \$289,500 and \$360,000. The properties have sale prices per square foot between \$94.33 and \$111.63.

The appellant also submitted four different properties as equity comparables. The comparables are located one block to 1.5 miles away from the subject property. The comparables are seven- to 19-year-old two-story class 2-78 residences with frame or frame or masonry construction. The comparables have between 2,904 and 3,239 square feet of living area and have improvement assessments between \$7.77 and \$8.68 per square foot of living area. It is unclear the exact relief the appellant is requesting since in Section 2(c)(2) of his appeal form, he listed his relief request as identical to his current assessment.

The county board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,999. The subject property has an improvement assessment of \$30,319 or \$9.88 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. These comparables are located 0.25 miles away from or on the same block as the subject property. The comparables are five- to seven-year-old two-story residences with frame construction. The comparables have between 2,771 and 3,117 square feet of living area and have improvement assessments between \$9.95 and \$10.73 per square foot.

The board of review also submitted information on four different properties as comparable sales. Three of the comparables are located 0.25 miles away from the subject property. The comparables are located on the same block as or 0.25 miles away from the subject property. The comparables are seven-year-old two-story residences with frame construction. The comparables were sold between October 2021 and December 2023 for sale prices between \$313,000 and \$400,000. The comparables have sale prices per square foot between \$139.38 and \$163.67. The board of review is requesting that the current assessment be confirmed.

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 fewer 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 appellant also contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As an initial matter, overvaluation will not be a determining factor in this appeal since both the appellant and board of review provided insufficient evidence of value. The Board did not provide any weight to the sale comparables provided by the appellant because the sales were too remote, and not within the three-year window for considering recent sales, as the most recent sale is from April 2019. Additionally, the sale comparables provided by the board of review were provided little weight since all of the comparables provided were much smaller than the subject property. Since the burden is on the appellant, based on the evidence, the appellant did not demonstrate overvaluation by a preponderance of the evidence. Assessment equity will be the determining factor for this matter.

Turning to assessment equity, the Board finds the best evidence of assessment equity value to be appellant's comparable #4 and board of review's comparables #2, #3, and #4. As for comparables that are not best evidence, appellant's comparables #1, #2, and #3 are over twice the age of the subject property. Board of review's comparable #1 is smaller than the subject property. The best comparables had improvement assessments that ranged from \$8.68 to \$10.73 per square foot of living area. The subject's improvement assessment of \$9.88 per square foot of living area falls within the range established by the best comparables in this record. 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: _____

December 23, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Lawrence Winfield II
4943 Halloway Street
Matteson, IL 60443

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602