



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

APPELLANT: Bertha & Ricardo Garcia  
DOCKET NO.: 23-42803.001-R-1  
PARCEL NO.: 20-11-328-022-0000

The parties of record before the Property Tax Appeal Board are Bertha & Ricardo Garcia, the appellants, by attorney Brian P. Liston of the Law Offices of Liston & Tsantilis, P.C. 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:** \$9,620  
**IMPR.:** \$24,380  
**TOTAL:** \$34,000

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 townhome or row house of masonry exterior construction with 1,546 square feet of living area. The dwelling is approximately 55 years old. The home features a full basement, central air conditioning and 1½ bathrooms. The property has a 1,924 square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellants submitted information on three equity comparables that have the same assessment neighborhood code as the subject and are located from .5 of a mile to 1.4 miles from the subject property. The comparables are class 2-95 properties that are improved with two-story townhomes or row houses of masonry or frame and

masonry exterior construction ranging in size from 1,340 to 1,681 square feet of living area. The dwellings are from 47 to 56 years old. Each comparable has a full basement, central air conditioning and 1½ or 2½ bathrooms. Comparable #1 has a fireplace. The comparables have improvement assessments that range from \$18,400 to \$22,430 or from \$13.00 to \$13.73 per square foot of living area. Based on this evidence, the appellants requested the subject's improvement assessment be reduced to \$20,624 or \$13.34 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 \$34,000. The subject property has an improvement assessment of \$24,380 or \$15.77 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparables that have the same assessment neighborhood code as the subject property. The comparables are located within the same block as the subject, approximately ¼ of a mile from the subject or within the subject's subarea, two of which are also along the same street as the subject property. The comparables are class 2-95 properties that are improved with two-story townhomes or row houses of masonry exterior construction ranging in size from 1,543 to 1,547 square feet of living area. The dwellings are each 55 years old. Each comparable has a full basement and 1½ or 2½ bathrooms. Three comparables have central air conditioning. The comparables have improvement assessments ranging from \$26,035 to \$27,320 or from \$16.84 to \$17.67 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 taxpayers contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable properties for the Board's consideration. The Board has given less weight to the appellants' comparables #2 and #3 which are less similar the subject in age or dwelling size than other comparables in the record. Additionally, the appellants' comparable #2 is located more than a mile from the subject property. The Board has given reduced weight to board of review comparable #1 due to its lack of central air conditioning, a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellants' comparable #1, along with board of review comparables #2, #3 and #4, which are similar to the subject in location and similar, if not identical, to the subject in dwelling size, design, age and some features. These four comparables have improvement assessments ranging from \$20,690 to \$27,320 or from \$13.00 to \$17.67 per square foot of living area. The subject's improvement assessment of \$24,380 or \$15.77 per square foot of living area falls within the range established

by the best comparables in the record. After considering adjustments to the best comparables for differences from the subject, the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

Based on this record, the Board finds 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: 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

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

APPELLANT

Bertha & Ricardo Garcia, by attorney:  
Brian P. Liston  
Law Offices of Liston & Tsantilis, P.C.  
200 S. Wacker Drive  
Suite 820  
Chicago, IL 60606

COUNTY

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