



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

APPELLANT: Ebony Walker
DOCKET NO.: 23-43137.001-R-1
PARCEL NO.: 20-35-224-027-0000

The parties of record before the Property Tax Appeal Board are Ebony Walker, the appellant, 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: \$4,575
IMPR.: \$8,603
TOTAL: \$13,178

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 described as a 1.6-story single family dwelling of masonry construction with 1,785 square feet of living area. The dwelling is approximately 104 years old. The subject features 3.5 bathrooms, a full basement with a recreation room, and a 2-car garage.¹ The property has a 3,660 square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity in improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located from 1.3 to 2.2 miles from the subject and within the same assessment neighborhood

¹ Some descriptive information was drawn from the information submitted by the board of review and not refuted by the appellant.

code as the subject property. The comparables consist of class 2-03 single family homes of masonry construction ranging in size from 1,765 to 1,792 square feet of living area and ranging in age from 100 to 103 years old. The comparables feature either 1.5 or 2 bathrooms, a full basement with recreation room, and a 2-car garage. The comparables have improvement assessments ranging from \$6,488 to \$7,313 or from \$3.68 to \$4.10 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$13,178. The subject has an improvement assessment of \$8,603 or \$4.82 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 located within the same subarea as the subject and within the same assessment neighborhood code as the subject property. The comparables consist of 1.5-story class 2-03 single family homes of masonry construction ranging in size from 1,530 to 1,752 square feet of living area and ranging in age from 71 to 97 years old. Each comparable features 1.5 or 2 bathrooms, a full basement (one with formal recreation room), and a 2-car or a 2.5-car garage. Two comparables have central air conditioning. The comparables have improvement assessments ranging from \$13,312 to \$18,312 or from \$8.47 to \$10.45 per square foot of living area.

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 a total of seven equity comparables in support of their positions before the Property Tax Appeal Board. The Board gives less weight to appellant's comparables due to their locations being more than 1 mile in distance from the subject property in contrast with the board of review comparables which are located within the same subarea as the subject. The Board gave less weight to board of review comparables #1 and #2 based on their newer ages relative to the subject dwelling.

On this record, the Board finds the best evidence of equity in assessment to be board of review comparables #3 and #4 which are similar to the subject dwelling in location, age, design, dwelling size, and some features. However, comparable #3 has central air conditioning which is not a feature of the subject, thus requiring downward adjustment to the assessment of this comparable for this difference. Conversely, both comparables have smaller bathroom count relative to the subject dwelling, and board of review comparable #4 does not have a finished basement like the subject, suggesting that upward adjustments are needed to the assessments of these comparables for these difference from the subject. The two best comparables in this record have improvement assessments of \$14,312 and \$18,312 or \$8.47 and \$10.45 per square foot of

living area. The subject's improvement assessment of \$8,603 or \$4.82 per square foot of living area is below the two best comparables in this record both in terms of overall improvement assessment and on a per square foot of living area basis. After considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and, therefore, 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

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 15, 2026

Clerk of the Property Tax Appeal Board

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

EBONY WALKER, 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