



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

APPELLANT: Donald Gerard
DOCKET NO.: 23-43801.001-R-1 through 23-43801.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Donald Gerard, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC, in Northbrook, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
23-43801.001-R-1	10-22-420-020-0000	5,479	16,845	\$22,324
23-43801.002-R-1	10-22-420-050-0000	4,483	11,230	\$15,713

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 two parcel property is improved with a one-story dwelling of masonry exterior construction with 1,543 square feet of living area. The dwelling is approximately 64 years old. Features include a full basement, central air conditioning, and a two-car garage. The property is reported to have a combined 11,439 square foot site¹ and is located in Skokie, Niles 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 assessment inequity with respect to the improvements of both parcels as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject property

¹ The board of review presumably reported land size for parcel number 10-22-420-020-0000 of 4,059 square feet.

and from .8 of a mile to 1.3-miles from the subject. The comparables are improved with class 2-03 one-story dwellings of masonry exterior construction ranging in size from 1,492 to 1,762 square feet of living area. The homes are either 68 or 70 years old. The homes have full basements, central air conditioning, and a two-car garage. The comparables have improvement assessments ranging from \$23,029 to \$28,585 or from \$15.44 to \$17.59 per square foot of living area.

Based on the foregoing evidence, the appellant requested that the improvement assessments of both parcels be reduced for a combined improvement assessment of \$25,768 or \$16.70 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the final decision depicting total assessments for the two parcels of \$38,037. The subject has a combined improvement assessment of \$28,075 or \$18.20 per square foot of living area.

The board of review submitted information in the grid analysis where the subject was described in the "subject" column and in "comparable #1." Thus, the board of review provided evidence on three equity comparables identified as #2, #3 and #4 which are located in the same assessment neighborhood code and the same block as the subject two parcel property. The comparables are improved with class 2-03 one-story dwellings of masonry exterior construction. The homes are either 68 or 69 years old and range in size from 1,247 to 1,754 square feet of living area. The comparables have full or partial basements. Two comparables have central air conditioning, comparable #4 has a fireplace, and each comparable has either a one-car or a two-car garage. The comparables have improvement assessments ranging from \$27,779 to \$32,974 or from \$18.80 to \$22.28 per square foot of living area.

Based on the foregoing evidence, the board of review requested confirmation of the 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 seven suggested equity comparables in support of their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2 and #3, due to differing dwelling sizes and distant locations of more than a mile from the subject. The Board has given reduced weight to board of review comparables #2 and #3, due to significantly differing dwelling sizes when compared to the subject.

The Board finds the best evidence of assessment equity in the record consists of the appellant's comparables #1 and #4 along with board of review comparable #4, which are each closer in proximity to the subject and each is 68 years old, somewhat older than the subject at 65 years old. Each dwelling is classified as a class 2-03 one-story home with a full basement. One comparable has a fireplace which is not a feature of the subject suggesting an adjustment to make the property more equivalent to the subject. The best comparables have improvement assessments ranging from \$23,029 to \$28,754 or from \$15.44 to \$19.80 per square foot of living area. The subject's combined improvement assessment of \$28,075 or \$18.20 per square foot of living area falls within the range of the best comparables in the record both in terms of overall improvement assessment and on a per-square-foot of living area basis.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. 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.

Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject to make the comparables more similar to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and reductions in the subject's assessments are 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: _____

October 21, 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

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