



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

APPELLANT: John Reid  
DOCKET NO.: 23-50936.001-R-1  
PARCEL NO.: 15-14-319-004-0000

The parties of record before the Property Tax Appeal Board are John Reid, the appellant, by Amy C. Floyd, attorney-at-law 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:** \$3,216  
**IMPR.:** \$19,784  
**TOTAL:** \$23,000

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 one-story dwelling of stucco exterior construction containing 1,280 square feet of living area. The dwelling is approximately 104 years old. Features of the property include a full unfinished basement, central air conditioning, one bathroom and a 2-car garage. The property has a 5,360 square foot site located in Maywood, Proviso Township, Cook County. The subject is class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables composed of class 2-03 properties improved with one-story dwellings of frame or frame and masonry exterior construction that range in size from 1,555 to 1,766 square feet of living area. The homes are 98 to 101 years old. Three comparables have full basements and one comparable has a crawl space foundation. Each comparable has a 1-car or 2-car garage. Each

comparable has one full bathroom and three comparables have an additional one or two-half bathrooms. One comparable has central air conditioning and two comparables have one fireplace each. These properties have the same neighborhood code as the subject property. Their improvement assessments range from \$15,302 to \$17,784 or from \$8.99 to \$10.15 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$12,416.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$23,000. The subject property has an improvement assessment of \$19,784 or \$15.46 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 consisting of class 2-03 properties improved with one-story dwellings of stucco exterior construction that range in size from 1,056 to 1,155 square feet of living area. The dwellings are 99 to 103 years old. Each property has a full basement with a recreation room and one bathroom. Three comparables have a 1-car or 2-car garage. One comparable has one fireplace. The comparables have the same neighborhood code as the subject and are located ¼ of a mile from the subject. These properties have improvement assessments ranging from \$16,916 to \$19,561 or from \$16.02 to \$17.75 per square foot of living area.

### **Conclusion of Law**

The appellant 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 Board finds the best evidence of assessment equity to be the board of review comparables that are more similar to the subject in dwelling size and exterior construction than are the comparables submitted by the appellant. Each board of review comparable has a dwelling that is smaller than the subject and would require an upward adjustment to make the property more equivalent to the subject in size. Conversely, each comparable has finished basement area, unlike the subject's unfinished basement, indicating that downward adjustments to the comparables for this difference may be appropriate. Board of review comparable #1 has a fireplace while the subject has no fireplace suggesting the comparable would require a downward adjustment for this difference. Board of review comparable #3 has a smaller garage than the subject and comparable #4 has no garage, indicating these two comparables would require upward adjustments for these differences from the subject property. These comparables have improvement assessments that range from \$16,916 to \$19,561 or from \$16.02 to \$17.75 per square foot of living area. The subject's improvement assessment of \$19,784 or \$15.46 per square foot of living area falls above the range of the total improvement assessments but below the range on a per square foot of living area basis as established by the best comparables in this record. The subject's overall higher improvement assessment is appropriate considering the differences between the board of review comparables and the subject in dwelling size. 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:

April 21, 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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