



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: JESSICA MASELLA
DOCKET NO.: 23-50947.001-R-1
PARCEL NO.: 15-33-308-024-0000

The parties of record before the Property Tax Appeal Board are JESSICA MASELLA, 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:	\$7,088
IMPR.:	\$74,346
TOTAL:	\$81,434

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 two-year-old, two-story dwelling of frame construction with 2,406 square feet of living area. Features of the home include central air conditioning, a full basement, and a two-car garage. The property has a 6,916 square foot site and is located in La Grange Park, Proviso 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 as the basis of the appeal. In support of this argument, the appellant submitted information on five suggested equity comparable properties with varying degrees of similarities to the subject. These comparables are described as frame or frame and masonry construction, two-story dwellings. They range in age from five to 17 years; in size from 3,191 to 4,120 square feet of living area; and an improvement assessment from \$23.84 to \$26.90 per square foot of living area. These properties have partial or full basements, a fireplace, and garages. The suggested comparable properties are located within a .6-mile radius

of the subject property. The appellant requested the subject's total assessment be reduced to \$69,018.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$81,434. The subject property has an improvement assessment of \$74,346 or \$30.90 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three suggested equity comparable properties with varying degrees of similarities to the subject. These comparables are described as frame construction, two-story dwellings. They range in age from one to seven years; in size of 2,050 to 3,018 square feet of living area; and an improvement assessment ranging from \$30.71 to \$34.00 per square foot of living area. These properties have partial or full basements. The properties are located within a 1/4-mile radius of the subject property and one of the properties is on the same block. The board of review requested that the assessment be confirmed.

At the hearing, the appellant testified that her home, the subject property, suffered from a house fire in 2020 and was rebuilt. The appellant distinguished the subject property for its much smaller square footage than the majority of the new construction builds in the neighborhood. The appellant argues that the subject was assessed at a much higher value since it is new construction but is considerably smaller than the other new construction comparables located in the subject's area. The appellant further testified that the 2024 total assessment value for the subject property was reduced. The appellant did not provide any evidence regarding the basis for the 2024 lower assessment. At the hearing, the appellant reaffirmed the evidence previously submitted.

At the hearing, the board of review did not call any witnesses and rested its case upon its written evidence submissions.

Conclusion of Law

The Property Tax Code governing these proceedings is very clear that proceedings before the Property Tax Appeal Board are considered *de novo* (35 ILCS 200/16-180) or without reference to the actions taken before the board of review. Additionally, by administrative rule, it states that proceedings before the Property Tax Appeal Board are *de novo* "meaning the Board will only consider the evidence, exhibits and briefs submitted to it, and will not give any weight or consideration to any prior actions by a local board of review . . ." (86 Ill.Admin.Code §1910.50(a)).

Evidence showing that the subject received a reduction in a later year is admissible and can be a relevant factor in determining whether the assessment for the tax year at issue is grossly excessive. Hoyne Savings & Loan Ass'n v. Hare, 60 Ill. 2d 84, 90 (1974). However, when such evidence is taken into account, consideration must be given to any changes in the property that may have changed the subject's assessed value. Hoyne, 60 Ill. 2d at 90. After an analysis of the assessment data, the Board finds that a reduction in the subject's assessment is not warranted.

The Board finds that under Hoyne, it cannot consider the 2024 reduction by the board of review because the appellant failed to submit any evidence of the subject's condition for the 2023 tax year for comparison. Therefore, the Board finds that the 2024 certified board of review's total assessment final decision has no bearing on this decision as it precedes this proceeding and the

appellant did not submit any evidence to support this argument. Instead, the Property Tax Appeal Board will analyze all of the appellant's evidence that was timely filed before the Board.

The taxpayer contends 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). 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 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 is the board of review's suggested comparables #1, #2 and #3 and the appellant's suggested comparable #4. The dwellings on these comparables are similar to the subject dwelling in age, construction, location, amenities and living area size.

The comparables had improvement assessments that ranged from \$26.90 to \$34.00 per square foot of living area. The subject's improvement assessment of \$30.90 per square foot of living area falls within the range established by the best comparables in this record. After considering all the best comparable properties submitted by the parties with emphasis on those properties that are proximate in location, similar in size of living area, and with similar features to the subject and after further considering adjustments to the best comparable properties for differences from the subject, 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: _____

C E R T I F I C A T I O N

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:

January 20, 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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