



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

APPELLANT: Julia Garcia-Roch  
DOCKET NO.: 23-51657.001-R-1  
PARCEL NO.: 10-23-111-044-0000

The parties of record before the Property Tax Appeal Board are Julia Garcia-Roch, the appellant, by attorney Andreas Mamalakis, of the Law Offices of Andreas Mamalakis in Kenosha; 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:** \$6,974  
**IMPR.:** \$29,891  
**TOTAL:** \$36,865

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.<sup>1</sup>

**Findings of Fact**

The subject property consists of a 1-story dwelling of masonry exterior construction with 1,515 square feet of living area. The dwelling is approximately 68 years old. Features of the home include a partial basement,<sup>2</sup> 2 full bathrooms and central air conditioning. The property has a 5,166 square foot site 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.

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<sup>1</sup> The appellant waived the hearing and requested to have the appeal decided on the written record without objection from the board of review.

<sup>2</sup> The Board finds the subject has a finished basement area as disclosed by the board of review, which was<sup>4</sup> unrefuted by the appellant.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on five comparables located within the same assessment neighborhood as the subject. The comparables consist of class 2-03, 1-story dwellings of masonry exterior construction ranging in size from 1,404 to 1,762 square feet of living area. The dwellings are 67 to 71 years old. Two comparables have either a crawl space or slab foundation, and three comparables have full basements with "N/A" disclosed for finished area. Each comparable has 1 or 2 full bathrooms and 1 or 2 fireplaces. Three comparables have 1 additional half bathroom and central air conditioning, and three comparables have either a 1-car or a 2-car garage. The comparables have improvement assessments ranging from \$21,811 to \$28,585 or from \$15.44 to \$16.63 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$24,361 or \$16.08 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 property of \$36,865. The subject property has an improvement assessment of \$29,891 or \$19.73 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four comparables located within the same assessment neighborhood as the subject property. The comparables consist of class 2-03, 1-story dwellings of masonry exterior construction ranging in size from 1,170 to 1,277 square feet of living area. The comparables are 67 to 70 years old. The comparables have full basements with three having finished area, 1 full bathroom, central air conditioning, and either a 2-car or a 2.5-car garage. Two comparables each have 1 additional half bathroom. The comparables have improvement assessments ranging from \$25,557 to \$28,527 or from \$20.03 to \$23.53 per square foot of living area. Based on this evidence, the board of review requested the assessment be confirmed.

### **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 nine comparable properties for the Board's consideration. The Board gives less weight to the appellant's comparables given the dissimilar foundation types of two comparables, and the appellant's grid analysis did not disclose whether the basements have finished or unfinished area which is needed for the Board to conduct a meaningful comparative analysis relative to the subject dwelling. In addition, the Board gives less weight to the board of review's comparable #2 and #3 due to differences in their dwelling size or lack a finished basement area when compared to the subject dwelling.

The Board finds the best evidence of assessment equity to be the board of review's comparables #1 and #4 which have the same assessment neighborhood and classification codes as the subject and are also relatively similar to the subject in design, age, basement finish and some features. However, these comparables still require adjustments for differences from the subject in fewer bathroom counts, 16% or 17% smaller dwelling sizes and a garage amenity, which is not a feature of the subject. Nevertheless, these two comparables have improvement assessments of \$25,557 and \$27,037 or \$20.03 and \$21.51 per square foot of living area. The subject's improvement assessment of \$29,891 or \$19.73 per square foot of living area falls above the two best comparables on an overall basis and below the two comparables on a per-square-foot basis. However, the somewhat higher overall improvement assessment of the subject dwelling is logical given its larger dwelling size and bathroom count relative to these two comparables. 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: \_\_\_\_\_

November 25, 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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