



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

APPELLANT: Philip Ryan
DOCKET NO.: 23-53102.001-R-1
PARCEL NO.: 04-13-305-011-0000

The parties of record before the Property Tax Appeal Board are Philip Ryan, the appellant, by attorney Kyle Gordon Kamego 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:

LAND: \$47,480
IMPR.: \$96,475
TOTAL: \$143,955

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 a two-story dwelling of stucco exterior construction with 4,848 square feet of living area. The dwelling is approximately 28 years old. The home features a crawl space foundation, three full bathrooms, one-half bathroom, central air conditioning, three fireplaces and a three-car garage. The property has a 47,480 square foot site and is located in Northfield, Northfield Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

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 four equity comparables that have the same assessment neighborhood code and property classification code as the subject. The comparables are located from 1.8 to 3.2 miles from the subject property. The comparables are improved with two-story dwellings of masonry or frame and masonry exterior

construction ranging in size from 4,426 to 4,801 square feet of living area. The dwellings are from 34 to 61 years old. The comparables each have a full basement. The appellant indicated "n/a" in the finished basement area section of the grid analysis. Each comparable has three or four full bathrooms, one half bathroom, central air conditioning, one or two fireplaces and a two-car or a three-car garage. The comparables have improvement assessments that range from \$77,836 to \$86,899 or from \$17.59 to \$18.10 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$86,391 or \$17.82 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 of \$143,955. The subject property has an improvement assessment of \$96,475 or \$19.90 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparables that have the same assessment neighborhood code as the subject, two of which are located within the same block and along the same street as the subject property. The comparables are either class 2-08 or class 2-78 properties that are improved with two-story dwellings of frame, masonry or stucco exterior construction ranging in size from 3,772 to 4,976 square feet of living area. The dwellings are from 38 to 57 years old. The comparables each have a full or partial basement, two of which have finished area. Each comparable has three or four full bathrooms, one or two additional half bathrooms, central air conditioning, from one to three fireplaces and a two-car or a three-car garage. The comparables have improvement assessments that range from \$90,854 to \$101,889 or from \$18.26 to \$24.29 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's 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 eight comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #3, as well as board of review comparables #1 and #4 due to their older dwelling ages, when compared to the subject. The Board also gives less weight to board of review comparable #3 due to its smaller dwelling size and different property classification code, when compared to the subject.

The Board finds the appellant's comparables #2 and #4, along with board of review comparable #2 have the same assessment neighborhood code and property classification code as the subject and are overall more similar to the subject dwelling in size, design and age. However, the comparables have varying degrees of similarity when compared to the subject in foundation type

and features, suggesting adjustments would be required to make them more equivalent to the subject. Nevertheless, these three comparables have improvement assessments that range from \$77,836 to \$98,809 or from \$17.59 to \$20.68 per square foot of living area. The subject's improvement assessment of \$96,475 or \$19.90 per square foot of living area falls within the range established by the best comparables in the record. 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 was inequitably assessed.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. 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 presented.

Based on this record, the Board finds 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: _____

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

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