



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

APPELLANT: Gregory Hughes
DOCKET NO.: 23-55133.001-R-1
PARCEL NO.: 04-09-112-009-0000

The parties of record before the Property Tax Appeal Board are Gregory Hughes, 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: \$23,850
IMPR.: \$38,550
TOTAL: \$62,400

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 1-story dwelling of frame and masonry exterior construction with 2,555 square feet of living area. The dwelling is approximately 55 years old. Features of the property include a partial basement, two fireplaces and a 2-car garage. The property has a 15,900 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-04 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 five equity comparables that have the same assessment neighborhood code as the subject and are located from .31 of a mile to 1.59 miles from the subject property. The comparables are class 2-04 properties improved with 1-story or 1.5-story dwellings of frame and masonry exterior

construction ranging in size from 2,309 to 2,616 square feet of living area. The dwellings range in age from 44 to 57 years old. Each comparable has a full or partial basement, central air conditioning, one or two fireplaces and either a 2-car or 2.5-car garage. The comparables have improvement assessments that range from \$24,500 to \$29,775 or from \$10.32 to \$11.69 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$27,517 or \$10.77 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 \$62,400. The subject property has an improvement assessment of \$38,550 or \$15.09 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 that have the same assessment neighborhood code as the subject and are located approximately $\frac{1}{4}$ of a mile from the subject property. The comparables are class 2-04 properties improved with 1-story dwellings of frame and masonry exterior construction ranging in size from 2,009 to 2,280 square feet of living area. The dwellings are from 54 to 58 years old. The comparables each have a partial basement, three with finished area. Each comparable has central air conditioning, a fireplace and a 1.5-car or a 2-car garage. The comparables have improvement assessments that range from \$44,479 to \$47,742 or from \$19.67 to \$22.14 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, #2, #3 and #4 which differ from the subject in age or they are located more than 1 mile from the subject. Additionally, the appellant's comparables #3 and #4 are dissimilar 1.5-story designs, when compared to the subject's 1-story design. The Board has given reduced weight to board of review comparable #4 due to its considerably smaller dwelling size, when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #5, along with board of review comparables #1, #2 and #3, which are more similar to the subject in location, dwelling size, design and age. However, the comparables all have central air conditioning, unlike the subject, suggesting downward adjustments for this difference would be required to make them more equivalent to the subject. Conversely, all four comparables have a fewer number of fireplaces and one comparable has a smaller garage size, when compared to the subject, suggesting upward adjustments for these differences would be necessary. Nevertheless,

these comparables have improvement assessments that range from \$29,775 to \$47,742 or from \$11.69 to \$21.83 per square foot of living area. The subject's improvement assessment of \$38,550 or \$15.09 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: _____

July 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Gregory Hughes, by attorney:
Andreas Mamalakis
Law Offices of Andreas Mamalakis
4844 89th Place
Kenosha, WI 53142

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602