



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

APPELLANT: Kathleen Swantek
DOCKET NO.: 23-55201.001-R-1
PARCEL NO.: 04-23-201-012-0000

The parties of record before the Property Tax Appeal Board are Kathleen Swantek, the appellant, by Andreas Mamalakis, attorney-at-law of the Law Offices of Andreas Mamalakis in Kenosha, Wisconsin, and the Cook County Board of Review.¹

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: \$5,149
IMPR.: \$87,936
TOTAL: \$93,085

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 has a 5,149 square foot site improved with a two-story dwelling of masonry exterior construction containing 3,269 square feet of living area. The dwelling is approximately 21 years old. Features of the home include a full basement with a formal recreation room, central air conditioning, one fireplace, 3½ bathrooms, and a 2-car garage. The property is in Northfield, Northfield Township, Cook County. The subject is a class 2-78 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 five equity comparables consisting of class 2-78 properties improved with two-story dwellings of masonry

¹ The appellant's counsel originally requested a hearing when the appeal was filed but subsequently withdrew the hearing request.

exterior construction that range in size from 3,366 to 3,680 square feet of living area. The homes are 33 to 42 years old. Each property has a full or partial basement, central air conditioning, one fireplace, 2½ or 3½ bathrooms and 2-car or 3-car garage. The comparables have the same neighborhood code as the subject property and are located from .38 of a mile to 2.72 miles from the subject. Their improvement assessments range from \$69,875 to \$82,991 or from \$18.99 to \$23.16 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$70,839.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$93,085. The subject property has an improvement assessment of \$87,936 or \$26.90 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 2-78 properties improved with two-story dwellings of masonry exterior construction each with 3,068 square feet of living area. Each comparable is 22 years old with features that include an unfinished partial basement, central air conditioning, one fireplace, 2½ bathrooms and a 2-car garage. The comparables have the same neighborhood code as the subject property. Each comparable has an improvement assessment of \$85,781 or \$27.96 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 parties submitted information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives most weight to the comparables submitted by the board of review that are more similar to the subject in age than are the comparables provided by the appellant. Each board of review comparable is approximately 200 square feet smaller than the subject, has one less bathroom than the subject and has a partial basement, unlike the subject's full basement, indicating each comparable would require upward adjustments to make the property more equivalent to the subject for these differences. Each board of review comparables has an improvement assessment of \$85,781 or \$27.96 per square foot of living area. The subject's improvement assessment of \$87,936 of \$26.90 per square foot of living area falls above the total improvement assessment for each board of review comparable but is below the assessment on a per square foot of living area basis established by the best comparables in this record. The subject's overall higher improvement assessment is appropriate given the differences in size and features between the subject dwelling and the board of review comparables. The subject property also has a higher improvement assessment than each of the appellant's comparables, which is appropriate given the subject dwelling is from approximately 11 to 20 years newer than each of the appellant's 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: _____

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

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