



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

APPELLANT: The Dennis D. Beedle Trust
DOCKET NO.: 24-20555.001-R-1
PARCEL NO.: 15-36-200-029-0000

The parties of record before the Property Tax Appeal Board (PTAB) are The Dennis D. Beedle Trust, the appellant, by attorney Robert Rosenfeld, 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, PTAB hereby finds **No Change** in the Cook County Board of Review's assessment of the property is justified. The correct assessed valuation of the property is:

LAND: \$9,520
IMPR.: \$23,480
TOTAL: \$33,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a Cook County Board of Review decision pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 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

A 1,554 square feet, one-story stucco building on a 9,520 square feet lot located in Riverside of Riverside Township, Cook County comprises the subject property. The 96-year-old, class 2-03 property featured one bathroom, a two-car garage, and air conditioning. The subject property last sold in October 2022 for \$300,000.

Contesting the equity of the subject improvement assessment, the appellant contends the assessment should be lowered to \$20,668. As evidence of assessment inequity, the appellant introduced into evidence four class 2-03 properties within .8 miles of the subject with improvement assessments between \$11.10 and \$14.68 per living square foot. The appellant's suggested comparables had air conditioning, one to two bathrooms, a two- to 2.5-car garage, and a full basement. These potential comparators also varied from 76 to 113 years in building age and from 1,379 to 1,670 square feet in improvement size.

The board of review countered that the subject improvement assessment of \$23,480, or \$15.11 per living square foot, was equitable in its “Notes on Appeal.” In defense of the \$33,000 total subject assessment, the county board of review nominated four one-story stucco buildings within a quarter mile of the subject as assessment benchmarks. The board of review’s preferred comparators all featured a full basement, one fireplace, and one to two bathrooms. These properties were 100 to 107 years in building age; 1,316 to 1,700 square feet in living area; and \$18.09 to \$19.79 per living square foot in improvement assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. The Illinois Constitution requires 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). Yet this uniformity provision of the Illinois Constitution does not mandate absolute equality in taxation; instead, a reasonable degree of uniformity in the taxing authority’s assessments suffices. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4th Dist. 2003).

When the ground for appeal is unequal treatment in the assessment, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e); Walsh, 181 Ill. 2d at 234 (1998). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof required for a criminal conviction. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). Proof of unequal treatment in the assessment should consist of assessment documentation for the year in question of similarly situated properties of compelling proximity to, and with a lack of distinguishing characteristics from, the subject property. 86 Ill.Admin.Code §1910.65(b). The Property Tax Appeal Board (PTAB) finds the appellant fell short of satisfying this burden of proof.

Based on their resemblance to the subject improvement, board of review comparable #4 and appellant comparables #1 and #3 constitute the best evidence of subject assessment equity. Board of review comparable #4 mitigated its smaller improvement with an extra half bathroom and better basement relative to the subject. Appellant comparable #1 similarly lacked some of the subject’s living space but included an extra full bathroom and larger basement and garage. By contrast, appellant comparable #3 contained more living and basement space than the subject, though it was older. Given this record, the subject improvement would be equitably assessed between the comparator improvements’ assessments of \$11.10 to \$18.31 per living square foot. Because the subject assessment of \$15.11 per improvement square foot is within the equitable range, PTAB concludes the appellant did not demonstrate inequitable subject assessment by clear and convincing evidence and a reduction commensurate with the appellant’s request 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:

May 19, 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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