



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

APPELLANT: Marion E. Boley
DOCKET NO.: 24-22271.001-R-1 through 24-22271.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Marion E. Boley, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher in Chicago; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
24-22271.001-R-1	16-18-307-024-0000	4,830	2,167	\$6,997
24-22271.002-R-1	16-18-307-025-0000	4,830	41,173	\$46,003

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 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

The subject property consists of a 2-story multi-family building of frame exterior construction with 3,339 square feet of gross building area. The dwelling is approximately 121 years old. Features of the subject include a basement with finished area and a 2-car garage. The property has an approximately 9,660 square foot site and is located in Oak Park, Oak Park Township, Cook County. The subject is classified as a class 2-11 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 located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story or 3-story class 2-11 multi-family buildings of frame or masonry exterior construction ranging in size from 2,637 to 5,130 square feet of gross building

area. The comparables range in age from 65 to 126 years old. Each comparable has a basement. One comparable has 3-car garage. The comparables have improvement assessments ranging from \$28,100 to \$60,431 or from \$10.66 to \$12.22 per square foot of gross building area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$39,066 or \$11.70 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" for one of the subject's two parcels. The appellant submitted a copy of the "Cook County Board of Review" final decision which disclosed the subject has a combined total assessment of \$53,000. The subject has a total improvement assessment of \$43,340 or \$12.98 per square foot of gross building area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located in the same assessment neighborhood code and within ¼ of a mile or a subarea of the subject property. The comparables are improved with 2-story class 2-11 multi-family buildings of frame exterior construction ranging in size from 2,432 to 2,722 square feet of gross building area. The buildings range in age from 103 to 116 years old. Each comparable has a basement. Three comparables have a 2-car garage. The comparables have improvement assessments ranging from \$37,064 to \$40,438 or from \$14.85 to \$15.99 per square foot of gross building area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables and the board of review's comparables #1 and #2 which are less similar to the subject in age, gross building area and/or design.

The Board finds the best evidence of assessment equity to be the board of review's comparables #3 and #4 which are more similar to the subject in location, age, design, gross building area and most features. However, these properties present varying degrees of similarity to the subject in garage amenity and/or finished basement area suggesting adjustments are needed to make these comparables more equivalent to the subject. These two comparables have improvement assessments of \$39,125 and \$40,438 or \$14.85 and \$14.86 per square foot of gross building area. The subject's improvement assessment of \$43,340 or \$12.98 per square foot of gross building area falls above the two best comparables in this record on an overall improvement assessment basis and below the two best comparables on a price per square foot basis. After considering adjustments to the two 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 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:

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

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

APPELLANT

Marion E. Boley, by attorney:
Brian S. Maher
Weis, DuBrock, Doody & Maher
1 North LaSalle Street
Suite 1500
Chicago, IL 60602

COUNTY

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