FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Alanna Cotham
DOCKET NO.: 25-22909.001-R-1
PARCEL NO.: 15-26-401-018-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Alanna Cotham, the appellant, by attorney Kelly J. Keeling, of KBC Law Group in Chicago; 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 warranted. The correct assessed valuation of the property is:

LAND:	$2,680
IMPR.:	$33,453
TOTAL:	$36,133

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) contesting the assessment for the 2025 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 2,253 square feet, one-story masonry building on a 2,680 square feet lot in North Riverside of Riverside Township, Cook County constitutes the subject property. The 70-year-old, class 2-06 residence per the Cook County Real Property Assessment Classification Ordinance included two bathrooms, central air conditioning, a full basement, and a two-car garage.

The appellant contends assessment inequity as the basis of the petition, arguing that the subject assessment must be lowered to $13.44 per improvement square foot to be equitable. To show the subject was not uniformly assessed, the appellant volunteered four class 2-06 improvements within .94 miles of the subject as assessment benchmarks. The appellant's proposed comparators featured two bathrooms, no garage to a two-car garage, and a full basement. These properties were 77 or 78 years in building age; 2,454 to 3,008 square feet in area; and $13.08 to $15.40 per improvement square foot in assessment. The appellant elected to forego a hearing on the petition.

The county board of review maintained in its "Notes on Appeal" that the subject improvement was fairly assessed at $33,453, or $14.85 per living square foot. In defense of the $36,133 total subject assessment, the board of review presented four two-story buildings of unknown distance from the subject as equity comparables. The board of review's selections contained 1.5 to three bathrooms, a full or partial basement, air conditioning, and no garage or a two-car garage. These improvements further ranged from 83 to 106 years in age; 2,210 to 2,731 square feet in size; and $12.45 to $19.62 per living square foot.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. The Illinois Constitution requires that 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). This uniformity provision of the Illinois Constitution does not mandate absolute equality in taxation, however; 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 a property tax appeal is based on unequal treatment in the assessment, appellants must prove the inequity of the assessments 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 process should consist of documentation for the year in question of demonstrably similar properties with compelling proximity to, and 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.

In this record, only appellant comparable #3 can be said to be sufficiently similar to the subject improvement to serve as assessment benchmarks. This property was over 200 square feet larger than the subject improvement but lacked the subject's garage. Meanwhile, the remaining appellant submissions had too much living area to be considered comparable, whereas none of the board of review's alleged comparables were in the same subdivision as the subject. As such, because the evidence in this record does not indicate by clear and convincing evidence that the $14.85 per living square foot assessment is inequitable, PTAB concludes the appellant failed to prove assessment inequity and a reduction in the total subject 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:

C E R T I F I C A T I O N

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: November 17, 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 9-215 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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