



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

APPELLANT: Douglas & Melissa Adler
DOCKET NO.: 10-27887.001-R-1
PARCEL NO.: 05-06-313-026-0000

The parties of record before the Property Tax Appeal Board are Douglas & Melissa Adler, the appellants, by attorney Anthony Lewis of the Law Offices of Gary H. Smith in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$23,347
IMPR.: \$108,720
TOTAL: \$132,067

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2010 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 one and one-half story dwelling of frame and masonry construction with 5,059 square feet of living area. The dwelling was constructed in 1953.

Features of the home include a partial basement that is finished, central air conditioning, two fireplaces and a two-car garage.¹ The property has a 22,236 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$1,200,000 as of May 19, 2010.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$132,067. The subject's assessment reflects a market value of \$1,320,670 or \$261.05 per square foot of living area including land, when using 5,059 square feet and when applying the Cook County level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales.

Conclusion of Law

The appellants contend the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As an initial matter, the Board finds the photographic evidence within the appellants' appraisal depicts a part one-story and part two-story dwelling. The Board further finds the sketch within the appellants' appraisal is the best evidence of the subject's dwelling size; however, the sketch did not include a basement diagram. The Board has determined that the differences reported by the parties relating to the subject's features are not significant enough to impact the Board's decision.

¹ The board of review reports the subject is a two-story dwelling, has 4,894 square feet of living area, has a full basement and has one fireplace.

The Board finds the best evidence of market value to be both parties' comparable sales. The Board gave less weight to the appellants' appraisal's value conclusion due to its effective date of May 19, 2010. The Board finds the appraisal's comparable sales were not adjusted to reflect a market value as of the January 1, 2010 assessment date at issue. Furthermore, the Board finds five of the six comparable sales selected for the appraisal were significantly older than the subject and no adjustments were made. Likewise, the Board finds the board of review's comparable sales were considerably newer than the subject, which would require adjustments. The record contains eight sales and two offerings. The sales occurred from January 2009 to July 2010 for prices ranging from \$820,000 to \$2,725,000 or from \$189.20 to \$557.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,320,670 or \$261.05 per square foot of living area, including land, which is within the range established by the comparable sales in the record. The two offerings had asking prices of \$1,425,000 and \$1,275,000 or \$319.58 and \$260.90 per square foot of living area including land, respectively. After considering adjustments to the comparables for differences to the subject, the Board the subject's assessment is supported and no reduction in the subject's assessment is 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.

Chairman

K. L. Fan

Klaus Albrecht

Member

Member

JR

Jerry White

Member

Acting Member

Robert Steffen

Acting 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: December 18, 2015

A. Proctor

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 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 the subsequent year 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.

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.