



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

APPELLANT: Terry Robbins
DOCKET NO.: 12-24462.001-R-1 through 12-24462.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Terry Robbins, the appellant, by attorney Leonard Schiller of Schiller Strauss & Lavin PC 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:

| DOCKET NO | PARCEL NUMBER | LAND | IMPRVMT | TOTAL |
|------------------|--------------------|--------|---------|-----------|
| 12-24462.001-R-1 | 05-08-102-017-0000 | 59,584 | 150,601 | \$210,185 |
| 12-24462.002-R-1 | 05-08-102-018-0000 | 23,552 | 16,733 | \$40,285 |

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of two parcels improved with a two-story dwelling of frame construction. The dwelling is approximately four years old and has 5,122 square feet of living area. Features of the home include a full finished basement, central air conditioning, a fireplace and a three-car garage. The property has a 54,516 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The subject property is an owner occupied residence that was the subject matter of appeals before the Property Tax Appeal Board for the prior years under docket numbers 10-26619.001-R-1 and 11-23310.001-R-1. In those appeals, the Property Tax Appeal Board rendered decisions lowering the assessment of the subject property to \$271,783 (\$224,418 for the parcel ending in 017 and \$47,365 for the parcel ending in 018) based upon the evidence submitted by the parties. The Property Tax Appeal Board takes notice that 2010, 2011 and 2012 are within the same general assessment period for New Trier Township. (86 Ill.Admin.Code §1910.90(i)).

The appellant contends assessment inequity as the basis of the appeal for the 2012 tax year. In support of this argument, the appellant submitted information on four equity comparables.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$250,470 (\$210,185 for the parcel ending in 017 and \$40,285 for the parcel ending in 018). The subject property has an improvement assessment of \$167,334 or \$32.67 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.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record does not demonstrate that a change in the assessment is warranted.

The Property Tax Appeal Board takes notice that it rendered decisions under docket numbers 10-26619.001-R-1 and 11-23310.001-R-1 lowering the total assessment of the subject property to \$271,783. The Property Tax Appeal Board also recognizes that section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides that the prior year decision lowering the assessment shall be carried forward to the subsequent assessment year, subject only to equalization, where the property is an owner-occupied residence and the tax years are within the same general assessment period. In this appeal, the record disclosed the subject property had a total assessment of \$250,470, which is below the assessments as established by the decisions of the Property Tax Appeal Board for the 2010 and 2011 tax years.

Based on the analysis, the Board finds no reduction in the subject's 2012 assessment is warranted.

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



Member



Member



Acting 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: April 22, 2016



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.