



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

APPELLANT: Jack Weinberg  
DOCKET NO.: 13-36059.001-R-1  
PARCEL NO.: 05-08-103-012-0000

The parties of record before the Property Tax Appeal Board are Jack Weinberg, the appellant, by attorney Arnold G. Siegel, of Siegel & Callahan, P.C. 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 **A Reduction** 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:** \$218,846  
**IMPR.:** \$169,658  
**TOTAL:** \$388,504

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2013 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 two-story dwelling of masonry construction with 9,765 square feet of living area. The dwelling is 62 years old and has a partial basement that is unfinished. Features of the home include central air conditioning, two fireplaces and a three-car garage. The property has a 109,423 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 appellant contends 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 \$3,300,000 as of January 1, 2013. The appellant's appraisal was completed using the sales comparison approach in estimating a market value for the subject property. The appellant's appraiser selected five comparable sales that were all located in Glencoe, like the subject. The

comparables were comprised of one-story, two-story, and 2.5-story dwellings of masonry, stucco or frame and masonry construction that ranged in size from 5,000 to 8,712 square feet of living area. The comparables were built from 1924 to 1999. The comparables had other features with varying degrees of similarity to the subject. The comparables had sale dates ranging from January 2011 to August 2012 for prices ranging from \$1,805,000 to \$3,650,000 or from \$324.23 to \$475.76 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject arriving at a range from \$276.60 to \$346.50 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$488,503. The subject's assessment reflects a market value of \$4,885,030 or \$500.26 per square foot of living area, land included, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted a grid analysis containing information on three comparable properties. The comparables were located in Winnetka, unlike the subject. The comparables were improved with two-story dwellings of frame, masonry, or frame and masonry construction that ranged in size from 5,358 to 5,656 square feet of living area. The comparables were either 7 or 10 years old. The comparables had other features with varying degrees of similarity to the subject. The comparables had sale dates ranging from March 2011 to October 2011 for prices ranging from \$2,800,000 to \$3,571,000 or from \$522.58 to \$631.36 per square foot of living area, including land.

The appellant submitted a rebuttal critiquing the board of review's submission noting the differences in location and newer ages of the board of review comparables when compared to the subject property. Additionally, the board of review sales have not been adjusted for any differences from the subject.

### **Conclusion of Law**

The appellant contends 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 appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the subject had a market value of \$3,300,000 as of January 1, 2013. The subject's assessment reflects a market value of \$4,885,030 or \$500.26, including land, which is above the appraised value. The Board gave less weight to the board of review's comparables due to their different location when compared to the subject. The Board also gave less weight to these comparable sales because they were not adjusted for differences from the subject including, but not limited to, their much newer age when compared to the subject.

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Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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. 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: December 18, 2018



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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