



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

APPELLANT: Yoon Auh
DOCKET NO.: 15-40752.001-R-1
PARCEL NO.: 05-07-413-003-0000

The parties of record before the Property Tax Appeal Board are Yoon Auh, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld and Associates, LLC 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: \$12,057
IMPR.: \$50,443
TOTAL: \$62,500

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a final administrative 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 2015 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 frame and masonry construction with 2,789 square feet of living area. The dwelling was constructed in 1989 and is approximately 26-years old. Features of the home include a full unfinished basement, central air conditioning, one fireplace and a two-car attached garage. The property has a 9,100 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-78 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 \$600,000 as of January 1, 2013. The appraisal was prepared by Audrey Clamage, a certified residential real estate appraiser. In estimating the market value of the subject property, the appraiser developed the cost approach to value and the sales comparison approach to value.

Using the cost approach, the appraiser arrived at an estimated market value of \$741,900.

The appraiser utilized three comparable sales in developing the sales comparison approach to value . The comparables are improved with two-story dwellings of stucco or brick and frame construction that range in size from 1,719 to 2,969 square feet of living area and in age from 82 to 96 years. Comparables #1 and #2 each have an effective age of 14 years. Each property has a full basement with one having finished area, and a fireplace. Two comparables each have a garage and one comparable has no central air conditioning. The comparables sold from February to November 2012 for prices ranging from \$500,000 to \$750,000. After adjusting the comparables for differences from the subject, the adjusted prices ranged from \$600,500 to \$661,000. The appraiser arrived at an estimated value under the sales comparison approach of \$600,000.

In reconciling the two approaches to value the appraiser gave most weight to the sales comparison approach and arrived at an estimated market value of \$600,000.

Based on this evidence the appellant requested the subject's assessment be reduced to \$62,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,000. The subject's assessment reflects a market value of \$650,000 or \$233.06 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance 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 comparables, three of which sold. The comparables are improved with two-story dwellings of frame or masonry construction that range in size from 2,948 to 3,266 square feet of living area. The dwellings range in age from 1 to 19 years old. Each property has a full basement with three having finished area, central air conditioning, one or two fireplaces and a two-car garage. The sales occurred from March to June 2013 for prices ranging from \$1,027,364 to \$1,440,000 or from \$314.56 to \$454.83 per square foot of living area.

The board of review submission indicated that 2013 was the first year of the general assessment period for the subject property.

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.

Initially, pursuant to section 1910.90(i) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.90(i)), the Board takes notice the subject property was the subject matter

of appeals before the Property Tax Appeal Board for the 2013 and 2014 tax years under Docket Nos. 13-21938.001-R-1 and 14-35785.001-R-1. In the 2013 appeal a decision was issued reducing the assessment to \$62,500 based on an agreement of the parties. In the 2014 appeal, the Property Tax Appeal Board issued a decision reducing the assessment to \$62,500 based on the evidence submitted by the parties. Additionally, the 2013 through the 2015 tax years are within the same general assessment period.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$600,000 as of January 1, 2013. The appraiser developed both the cost approach to value and the sales comparison approach to value. The subject's assessment reflects a market value greater than the appraised value. The Board gives less weight to the three comparable sales provided by the board of review as these properties were improved with homes significantly newer than the subject dwelling. Based on this record and considering the prior two decisions issued by the Property Tax Appeal Board, 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: March 16, 2021



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

Yoon Auh, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

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