



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

APPELLANT: Stacy Baygood Streur
DOCKET NO.: 16-20036.001-R-1
PARCEL NO.: 05-07-108-022-0000

The parties of record before the Property Tax Appeal Board are Stacy Baygood Streur, the appellant(s); 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: \$21,480
IMPR.: \$44,020
TOTAL: \$65,500

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant 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 2016 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. The dwelling is 66 years old. Features of the home include two and one-half bathrooms, a full basement, central air conditioning, a fireplace and a two-car garage. The property has a 14,320 square foot site and is located in New Trier Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and assessment equity as the bases of the appeal. In support of the overvaluation argument, the appellant submitted an appraisal estimating the subject property had a market value of \$655,000 as of September 23, 2016. The appraisal states the subject contains 2,406 square feet of living area. In support of the equity argument, the appellant submitted four properties suggested as comparable to the subject property. Based on this evidence, the appellant requested an assessment of \$65,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$85,875. The board of review's evidence indicates the subject contains 2,158 square feet of living area. The subject's assessment reflects a market value of \$858,750, or \$397.94 per square foot of living area including land, when applying the 2016 level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The subject's improvement assessment is \$64,395, or \$29.84 per square foot of living area. In support of its contention of the correct assessment the board of review submitted four properties suggested as comparable to the subject property. The board's grid sheet contains equity and recent sale information for these properties.

At hearing, the appellant stated the subject property is a 66-year-old, Georgian style, three-bedroom single-family home that has not had any upgrades and is thus outdated. The appellant presented her appraisal. The board of review's representative objected to the discussion of the appraisal as the appraiser was not present to testify at the hearing. The Administrative Law Judge sustained the objection and stated the appraiser's adjustments to the comparable sales and conclusion of value would not be considered as the appraiser was not present to testify; however, the unadjusted comparable sales included in the appraisal would be considered. The appellant stated that based on her personal knowledge, comparable #1 was originally the same model as the subject property, but it was later increased in size. It was listed for sale for over one year and eventually sold in a short sale. The appellant also reviewed her equity properties and stated that comparable #4 is older than the subject property but has been upgraded.

The board of review's representative reviewed her equity and comparable sales and stated they support the subject's assessment.

In rebuttal, the appellant stated the board of review's comparable properties #2 and #4 are located in Winnetka while the subject is located in Glencoe. In addition, comparable #4 is updated and is located 1.3 miles from the subject property and was listed for sale for over one year. Lastly, while comparable #1 is located in the subject's neighborhood, it is an updated three-story home that is larger than the subject home.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the subject's square footage of living area is 2,158 as indicated by the board of review's evidence as the appellant's appraiser was not present to testify at hearing regarding the methodology used to determine the subject's living area of 2,406 square feet. The Board finds the best evidence of assessment equity to be the appellant's comparable properties #1, #2 and #4 and the board of review's comparable #1. These properties have improvement assessments that

range from \$18.61 to \$31.78 per square foot of living area. The subject's improvement assessment of \$29.84 per square foot of living area falls within the range established by the best comparable properties in the record. The Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

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 appellant's unadjusted comparable sales #1, #2, #3, and #4. These sales range in price from \$247.71 to \$289.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$397.94 per square foot of living area, including land, which is above the range of these properties. After making adjustments to the appellant's comparable sales, the Board finds a reduction in the subject's assessment to the requested assessment listed on the appellant's appeal form of \$65,500 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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