



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

APPELLANT: Stephan Chernaik  
DOCKET NO.: 16-20134.001-R-1  
PARCEL NO.: 05-07-217-015-0000

The parties of record before the Property Tax Appeal Board are Stephan Chernaik, the appellant, by attorney Timothy E. Moran, of Schmidt Salzman & Moran, Ltd. 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:** \$20,935  
**IMPR.:** \$45,880  
**TOTAL:** \$66,815

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 multi-level dwelling of frame and masonry construction with 2,294 square feet of living area. The dwelling is 62 years old. Features of the home include a partial basement that is finished, central air conditioning, a fireplace and a two-car garage. The property has an 11,631 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends improvement assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables, three of which were located within the same neighborhood code as the subject property. The comparables were similar multi-level dwellings of masonry or frame and masonry construction containing from 2,210 to 2,376 square feet of living area. The dwellings range in age from 54 to 62 years old.

The homes feature partial basements that are finished and a two-car garage. Four comparables have central air conditioning and four have either one or two fireplaces. The comparables have improvement assessments ranging from \$38,892 to \$45,312 or from \$16.37 to \$19.43 per square foot of living area. Based on this evidence the appellant requested that the subject's improvement assessment be reduced to \$44,205 or \$19.27 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$73,244. The subject property has an improvement assessment of \$52,309 or \$22.80 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 that were located in different neighborhood codes than the subject property. The comparables were similar multi-level dwellings of frame, masonry or frame and masonry construction containing from 1,661 to 2,164 square feet of living area. The dwellings range in age from 41 to 59 years old. The homes feature partial basements that are finished and central air conditioning. Three comparables have a fireplace and three have a two-car garage. The comparables have improvement assessments ranging from \$49,227 to \$65,675 or from \$23.34 to \$30.55 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's assessment.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of nine comparable properties for the Board's consideration. The Board finds the appellant's comparables #3 and #4, as well as the board of review's comparables were located outside of the subject's neighborhood code. In addition, the board of review's comparables #2 and #4 were significantly smaller than the subject property. Therefore, the Board finds the best evidence of assessment equity to be the appellant's comparables #1, #2 and #5. These comparables were most similar to the subject in location, style, age, size and features. These comparables had improvement assessments ranging from \$38,892 to \$45,312 or from \$16.37 to \$19.43 per square foot of living area. The subject's improvement assessment of \$52,309 or \$22.80 per square foot of living area falls above the range established by the best comparables in this record. After adjusting the best comparables for differences when compared to the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a 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. 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 19, 2019



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

Stephan Chernaik, by attorney:  
Timothy E. Moran  
Schmidt Salzman & Moran, Ltd.  
111 West Washington Street  
Suite 1300  
Chicago, IL 60602

COUNTY

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