



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

APPELLANT: Gerard Folz  
DOCKET NO.: 16-20190.001-R-1  
PARCEL NO.: 11-18-102-023-0000

The parties of record before the Property Tax Appeal Board are Gerard Folz, the appellant, by attorney Peter D. Verros, of Verros Berkshire 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 **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:

**LAND:** \$5,140  
**IMPR.:** \$47,855  
**TOTAL:** \$52,995

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 is improved with a 2-story frame dwelling containing 2,282 square feet of living area. The dwelling is 133 years old and features a full basement with finished area and a 2½-car garage. The subject is located in Evanston, Evanston Township, Cook County. The subject property is classified as a Class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of the inequity argument the appellant submitted information on four assessment comparables. They consist of 2-story, Class 2-06 dwellings having the same neighborhood code as the subject and located within 1.3 miles of the subject. They range in size from 2,430 to 2,618 square feet of living area and range in age from 113 to 148 years old. The comparables feature basements, one with finished area. Three comparables have central air conditioning, two have fireplaces and three

have 2 or 3-car garages. The comparables have improvement assessments ranging from \$36,418 to \$41,719 or from \$14.24 to \$17.17 per square foot of living area. Based on this evidence, the appellant requested the subject's 2016 improvement assessment be reduced to \$32,781 or \$14.37 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 \$52,995. The subject property has an improvement assessment of \$47,855 or \$20.97 per square foot of living area.

In support of the subject's assessment, the board of review submitted information on four 2-story Class 2-06 comparables having the same neighborhood code as the subject. Two comparables are located on the same block as the subject and two are located within .25 of a mile from the subject. The dwellings range in size from 2,286 to 2,571 square feet of living area and range in age from 112 to 123 years old. The comparables have unfinished basements and 1, 2 or 2½-car garages. Three comparables feature central air conditioning and three have one fireplace each. The comparables have improvement assessments ranging from \$50,323 to \$56,281 or from \$20.55 to \$24.62 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight assessment comparables for the Board's consideration. The Board finds none of the comparables submitted by either party were particularly similar to the subject in all respects. The Board gave less weight to board of review comparable #4 based on its larger dwelling size. In addition, the Board gave less weight to appellant's comparables #2, #3 and #4 due to their locations over a mile from the subject and larger dwelling sizes when compared to the subject. The Board finds appellant's comparable #1 and board of review comparables #1, #2 and #3 are most similar to the subject in location, age, style and dwelling size but were inferior to the subject in that they had unfinished basements. These comparables have improvement assessments ranging from \$41,719 to \$56,281 or from \$17.17 to \$24.62 per square foot of living area. The subject property has an improvement assessment of \$47,855 or \$20.97 per square foot of living area which is within the range established by the most similar comparables in the record on an overall basis as well as a per square foot basis. After considering adjustments to these comparables for differences to the subject, the Board finds the subject's assessment is supported. Thus, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and no reduction in the subject's improvement 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. 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.

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Chairman



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Member

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Member



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Member

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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: April 23, 2019



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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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