



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

APPELLANT: Albert Igolnikov
DOCKET NO.: 16-20231.001-R-1
PARCEL NO.: 05-28-321-007-0000

The parties of record before the Property Tax Appeal Board are Albert Igolnikov, 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 **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: \$12,214
IMPR.: \$80,385
TOTAL: \$92,599

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 and masonry dwelling containing 3,348 square feet of living area. The dwelling is 41 years old and features a partial unfinished basement, central air conditioning, a fireplace and a 2-car garage. The subject is situated on an 8,424 square foot site located in Wilmette, New Trier Township, Cook County. The subject property is classified as a Class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity and contention of law as the bases of the appeal. The appellant contested both the improvement assessment of the subject as well as the land assessment. In support of the inequity argument the appellant submitted information on five assessment comparables. They consist of 2-story, Class 2-78 dwellings having the same neighborhood code as the subject. They range in size from 3,252 to 3,405 square feet of living

area and range in age from 56 to 62 years old. The comparables each have basements, four with finished areas, central air conditioning, 1 or 2 fireplaces and 2 or 2½-car garages. The comparables have improvement assessments ranging from \$55,423 to \$71,762 or from \$16.28 to \$21.46 per square foot of living area. The comparables are situated on sites that range in size from 20,256 to 40,946 square feet of land area. They have land assessments ranging from \$29,371 to \$59,371 or \$1.45 per square foot of land area.

The appellant's attorney also submitted a brief requesting "the 2016 assessment on the subject be revised to reflect a building assessed value of \$21.11 per square foot (median of the comparables cited), at the Illinois Department of Revenue's 2014 sales-ratio study median level of assessment of 8.16%, indicates a revised assessment of \$67,638." Based on this evidence, the appellant requested the subject's 2016 improvement assessment be reduced to \$57,671 or \$17.23 per square foot of living area and the 2016 land assessment be reduced to \$9,967 or \$1.18 per square foot of land area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$92,599. The subject property has an improvement assessment of \$80,385 or \$24.01 per square foot of living area and a land assessment of \$12,214 or \$1.45 per square foot of land area.

In support of the subject's assessment, the board of review submitted information on four 2-story Class 2-78 comparables having the same neighborhood code as the subject, one of which is located on the same block as the subject. The dwellings are either 31 or 41 years old and range in size from 3,165 to 3,386 square feet of living area. The comparables have unfinished basements, central air conditioning, 1 or 2 fireplaces each and 2-car garages. They have improvement assessments ranging from \$80,992 to \$85,621 or from \$24.23 to \$25.94 per square foot of living area. The comparables are situated on sites that range in size from 8,424 to 8,829 square feet of land area. They have land assessments ranging from \$12,214 to \$12,802 or \$1.45 per square foot of land 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 nine equity comparables for the Board's consideration. With regard to the improvement assessments, the Board gave less weight to the appellant's comparables #2 through #5 due to their dissimilar finished basements when compared to the subject's unfinished basement. The Board finds appellant's comparable #1 and all of the board of review comparables are most similar to the subject in location, age, style, dwelling size and most

features. These comparables have improvement assessments ranging from \$55,423 to \$85,621 or from \$16.28 to \$25.94 per square foot of living area. The subject property has an improvement assessment of \$80,385 or \$24.01 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.

With regard to the land assessment, the Board further finds the land assessed values of each of the nine equity comparables is \$1.45 per square foot of land area. The subject's land assessment of \$1.45 per square foot of land area is the same as the nine comparables. After considering adjustments to these comparables for differences to the subject, the Board finds the subject's improvement assessment and land assessment are both supported. Thus, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject was inequitably assessed and no reduction in the subject's 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.

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: April 23, 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

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