



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

APPELLANT: David Schultz
DOCKET NO.: 16-20417.001-R-1
PARCEL NO.: 05-18-403-070-0000

The parties of record before the Property Tax Appeal Board are David Schultz, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher 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: \$28,080
IMPR.: \$82,181
TOTAL: \$110,261

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 frame and masonry exterior construction with 4,070 square feet of living area. The dwelling is 64 years old. Features of the home include a full finished basement, central air conditioning, a fireplace, and a two-car garage. The property has a 23,400 square foot site and is located in Winnetka, New Trier Township, Cook County. The subject is classified as a class 2-06 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 four equity comparables with the same

classification and neighborhood assessment codes as the subject.¹ The comparables are improved with two-story dwellings of masonry or frame and masonry exterior construction containing from 3,299 to 4,247 square feet of living area. The dwellings range in age from 63 to 88 years old. Three comparables have partial or full finished basements, three comparables have central air conditioning, three comparables have one or two fireplaces, and each comparable has a two-car garage. The comparables have improvement assessments that range from \$64,862 to \$81,400 or from \$18.89 to \$19.66 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$72,513 or \$17.82 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 \$110,261. The subject property has an improvement assessment of \$82,161 or \$20.19 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 with the same classification and neighborhood assessment codes as the subject. Board of review comparable #4 is also located on the subject's same tax block. The comparables are improved with two-story, class 2-06 dwellings of frame, masonry, or frame and masonry exterior construction containing from 4,151 to 4,531 square feet of living area. The dwellings range in age from 86 to 94 years old and have partial basements, three of which have finished areas. Three comparables have central air conditioning, and each comparable has one or two fireplaces and either a two-car or a three-car garage. The comparables have improvement assessments that range from \$83,850 to \$111,393 or from \$20.20 to \$25.10 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

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 suggested comparables for the Board's consideration. Except for the board of review comparable #4, the Board recognizes none of the comparables are truly similar to the subject property with their significant dissimilarities in older ages, dwelling size, and/or foundations. The appellant's comparables #2 and #4 and board of review comparable #3 received reduced weight when compared to the subject due to their significantly smaller dwelling size or dissimilar foundations.

¹ The appellant's grid analysis contains incorrect address and foundation information for comparable #3. The Board finds the correct property characteristics for this comparable was submitted within the "2016 Tax Year Property Information" submitted within the appellant's evidence.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3 along with the board of review comparables #1, #2, #4 and #5. Although these comparables are older in age, these comparables are more similar to the subject in location, design, dwelling size, foundation, and other features. The board of review comparable #4 received greater weight because it is located on the subject's same tax block and is more similar to the subject's property characteristics than the other comparables. These comparables have improvement assessments ranging from \$76,696 to \$110,609 or from \$18.89 to \$25.10 per square foot of living area. The Board also finds the best comparable in this record to be the board of review comparable #4 with an improvement assessment of \$110,609 or \$24.41 per square foot of living area. The subject's improvement assessment of \$82,161 or \$20.19 per square foot of living area falls within the range established by these comparables and is below the best comparable in this record. After considering adjustments to the comparables when compared to the subject, 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 constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

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: July 16, 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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