



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

APPELLANT: Thalia Chresanthakes
DOCKET NO.: 16-20755.001-R-1
PARCEL NO.: 05-32-311-014-0000

The parties of record before the Property Tax Appeal Board are Thalia Chresanthakes, 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: \$11,418
IMPR.: \$32,183
TOTAL: \$43,601

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.¹ The dwelling is approximately 56 years old and has 1,642 square feet of living area. Features of the home include a partial basement, central air conditioning and a 2-car garage. The property has a 10,875 square-foot site and is located at 432 Sunset Drive in Wilmette, 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 assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables with the same

¹ Information regarding the subject property was provided only by the appellant. The board of review submitted evidence for a different property located at 431 Beverly Drive in Wilmette. That property was not the subject of this appeal.

classification code as the subject. Three of the comparables have the same assigned neighborhood code as the subject. The comparables are improved with multi-level dwellings of masonry or frame and masonry construction. The dwellings are 58 or 59 years old and contain from 1,615 to 1,662 square feet of living area. Four of the comparables have partial finished basements.² Four comparables have central air conditioning, one has a fireplace; and four comparables have garages that range from 1-car to 2-car. The comparables have improvement assessments that range from \$25,856 to \$32,015 or from \$15.90 to \$19.49 per square foot of living area. The appellant submitted the final decision of the board of review dated November 1, 2016, wherein the subject's final assessment of \$44,849 was disclosed. The subject property has an improvement assessment of \$33,431 or \$20.36 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$29,670 or \$18.07 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" with information on a property located at 431 Beverly Drive in Wilmette (PIN 05-32-311-033-0000) that was not the subject of this appeal. The board of review presented descriptions and assessment information on four properties that have the same neighborhood code as the subject property but do not have the same classification code. The comparables are improved with two-story dwellings of masonry or stucco construction. The dwellings are from 57 to 61 years old and contain from 1,746 to 1,908 square feet of living area. The comparables have full or partial finished basements, central air conditioning, and 2-car garages. The comparable properties have improvement assessments that range from \$46,748 to \$49,321 or from \$24.63 to \$27.35 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 presented assessment data on a total of nine suggested comparables. The Board finds the board of review presented evidence for a property that was not the subject of this appeal and the board of review comparables were found to be two-story dwellings that differed significantly from the subject's multi-level design. As a result, the board of review comparables received reduced weight in the Board's analysis. Three of the appellant's five comparables also received reduced weight. The Board finds the appellant's comparables #2 and #3 have parcel index numbers and neighborhood codes that indicate they are not located near the subject property and comparable #2 does not have central air conditioning like the subject. The appellant did not

² The appellant did not provide information regarding the comparables' basements on the grid analysis. However, the appellant submitted property data sheets with information regarding basements for four of the five comparables.

provide information regarding comparable #4's basement and garage, if any. The Board finds this lack of information prevents a meaningful analysis to determine the similarities of this comparable to the subject property.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #5. The Board finds these comparables have the same assigned neighborhood code as the subject and are very similar to the subject in their multi-level design, age, living area and features like a partial basement, central air conditioning, and a garage. The appellant's comparables #1 and #5 have improvement assessments of \$25,856 and \$32,015 or \$15.90 and \$19.49 per square foot of living area, respectively. The subject's improvement assessment of \$33,431 or \$20.36 per square foot of living area falls above the improvement assessments of the best comparables in this record. After considering adjustments to the comparables for differences from the subject, the Board finds the appellant was able to demonstrate 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: August 20, 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

Thalia Chresanthakes, 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