



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

APPELLANT: Lisa Pecka
DOCKET NO.: 16-20984.001-R-1
PARCEL NO.: 05-19-325-005-0000

The parties of record before the Property Tax Appeal Board are Lisa Pecka, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC 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: \$8,457
IMPR.: \$27,919
TOTAL: \$36,376

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 1½-story frame and masonry dwelling containing 1,483 square feet of living area. The dwelling is 79 years old and features a full unfinished basement, central air conditioning and a 1½-car garage. The subject is located in Northfield, New Trier Township, Cook County. The subject property is classified as a Class 2-03 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 three, 1-story, Class 2-03 dwellings.¹ The appellant did not report the proximity of the comparables to the subject but disclosed they have the same neighborhood code as the subject. The comparables range in size from 1,151 to 1,799

¹ The appellant did not disclose in the grid analysis the style of the dwellings other than they were Class 2-03. The photographic evidence indicates all three comparables are 1-story dwellings.

square feet of living area and range in age from 62 to 65 years old. The comparables have basements, one with finished area, and 1, 1½ or 2-car garages. Two comparables have central air conditioning and two have fireplaces. The comparables have improvement assessments ranging from \$16,757 to \$25,537 or from \$14.20 to \$14.64 per square foot of living area. The appellant's attorney submitted a brief requesting the subject's total assessment be reduced to \$29,901. Based on this evidence the appellant requested the subject's 2016 improvement assessment be reduced to \$21,444 or \$14.46 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 \$36,376. The subject property has an improvement assessment of \$27,919 or \$18.83 per square foot of living area.

In support of the subject's assessment, the board of review submitted information on four comparables. Three are 1½-story dwellings and one is a 1-story dwelling. All are Class 2-03 comparables having the same neighborhood code as the subject. Two comparables are located within a quarter of a mile from the subject and one is located on the same street and block as the subject. The dwellings range in size from 1,480 to 1,787 square feet of living area and range in age from 75 to 79 years old. Three comparables have full basements, one with finished area, and one comparable is on a crawl-space foundation. The comparables feature 1 or 2 fireplaces. One comparable has central air conditioning and three feature 1½ or 2-car garages. The comparables have improvement assessments ranging from \$30,472 to \$35,629 or from \$19.94 to \$21.90 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 seven assessment comparables for the Board's consideration. The Board gives less weight to board of review comparable #4 and the appellant's comparables due to their dissimilar 1-story design when compared to the subject's 1½-story design. The Board also gives less weight to appellant's comparables #1 and #2 and board of review comparable #1 due to their dissimilar dwelling sizes when compared to the subject. The Board finds board of review comparables #2 and #3 are most similar to the subject in location, style, age, dwelling size and some features. These comparables have improvement assessments of \$30,472 and \$32,586 or \$20.41 and \$21.77 per square foot of living area, respectively. The subject property has an improvement assessment of \$27,919 or \$18.83 per square foot of living area. After considering adjustments to these comparables for differences to the subject, the Board finds the subject's assessment is supported by the improvement assessments of the best comparables in this record. 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.

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: May 21, 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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