



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

APPELLANT: Carolyn Yoch
DOCKET NO.: 16-21004.001-R-1
PARCEL NO.: 05-16-104-007-0000

The parties of record before the Property Tax Appeal Board are Carolyn Yoch, 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: \$38,832
IMPR.: \$142,391
TOTAL: \$181,223

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 two-story dwelling of masonry construction containing 4,285 square feet of living area. The dwelling is 87 years old.¹ Features of the home include a full basement with finished area, central air conditioning, 3 fireplaces and a 2-car garage. The site is 19,914 square feet in size and is located in Winnetka, New Trier Township, Cook County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal report prepared by James A. Matthews estimating the subject property had a market value of \$1,700,000 or approximately \$397 per square foot of living area

¹ The appraiser indicated the dwelling is 87 years old with an effective age of 30 years. The appraiser performed a physical inspection of the subject (Scope - Item 2). The board of review evidence disclosed the dwelling is 13 years old but did not provide any evidence such as a property record card to support the claim. The Board finds the subject is 87 years old with an effective age of 1986 based on the evidence in the record.

(rounded), including land, as of January 1, 2016. The appraiser analyzed six comparables in developing the sales comparison approach to value. The comparables are located from .10 of a mile to 1.32 miles from the subject. The comparables range in age from 1 to 107 years old and range in size from 3,514 to 5,800 square feet of living area. The comparables' features have varying degrees of similarity when compared to the subject. The sites range in size from 11,550 to 31,900 square feet of land area. The comparables sold from June 2014 through February 2016 for prices ranging from \$1,600,000 to \$1,757,500 or from \$303 to \$455 (rounded) per square foot of living area including land. After adjusting for differences with the subject, the comparables' adjusted sale prices range from \$1,551,140 to \$1,745,080. The appraiser disclosed in the appraisal report that the subject had been listed in March 2015 for \$2,229,000, "with no sale consummated" (Page 2 of 2).

The appellant's attorney submitted a brief in which the attorney concurred with the appraisal and asked that the subject's assessment be reduced to \$170,000 or a market value of \$1,700,000 or \$397 (rounded) per square foot of living area, including land, at the Cook County Real Property Assessment Classification Ordinance level of assessment for Class 2 property of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$181,223. The subject's assessment reflects a market value of \$1,812,230 or \$423 (rounded) per square foot of living area, land included, when using the level of assessment for Class 2 property of 10%.

In support of the subject's assessment, the board of review submitted information on three comparable sales. The comparables are described as two-story dwellings having the same neighborhood code as the subject. The comparables range in size from 3,882 to 3,961 square feet of living area and range in age from 4 to 19 years. The comparables' features have varying degrees of similarity when compared to the subject. The sites range in size from 8,000 to 10,892 square feet of land area. The comparables sold from July 2013 through December 2014 for prices ranging from \$1,660,000 to \$1,905,000 or from \$421 to \$481 (rounded) per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant submitted an appraisal in which the appraiser estimated the subject's market value at \$1,700,000. The appraiser used sales from 2014 as comparables, which are not proximate in time to the assessment date at issue. Appraisal comparables #4 and #6 were located over a mile from the subject. Appraisal comparable #6 was one year old as compared to the 87-year-old subject. For these reasons, the Board gives little weight to the market value conclusion in the

appraisal report. The Board will instead analyze the raw sales in the record, including the sales contained in the appraisal report.

The record contains nine comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #2 and #4 and the board of review comparables due to their dated sales that are not proximate in time to the assessment date at issue. The Board also gives less weight to appellant's comparable #6 based on its newer age as compared to the subject. The Board finds appellant's comparables #1, #3 and #5 are most similar to the subject in location, style, age and dwelling size. These comparables sold from January 2015 through February 2016 for prices ranging from \$1,600,000 to \$1,700,000 or from \$341 to \$455 (rounded) per square foot of living area including land. The subject's assessment of \$181,223 reflects a market value of \$1,812,230 or \$423 (rounded) per square foot of living area, land included, which is within the range established by the most similar comparables in the record on a per square foot basis. After considering adjustments to the comparables for differences to the subject, the Board finds the appellant did not demonstrate with a preponderance of the evidence that the subject's improvement is overvalued and a reduction in the subject's assessment is not 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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