



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

APPELLANT: Jeanette Mostrom
DOCKET NO.: 16-21311.001-R-1
PARCEL NO.: 11-07-113-010-0000

The parties of record before the Property Tax Appeal Board are Jeanette Mostrom, the appellant, by attorney Scott L. David, of Much Shelist 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: \$12,517
IMPR.: \$104,983
TOTAL: \$117,500

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 and part three-story dwelling of frame and masonry exterior construction with 4,603 square feet of living area.¹ The dwelling is approximately 13 years old. Features of the home include a full finished basement, central air conditioning, three fireplaces, and a two-car detached garage. The property has an 8,941 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a retrospective appraisal estimating the subject property has a market value of \$1,175,000 as of January 1, 2016. The appellant's appraisal was completed using the sales

¹ The parties differ as to the story-height of the subject dwelling. The photographic evidence in this record depicts the subject has a two-story and part three-story dwelling. The Board finds the parties' differences will not impact the Board's decision for this appeal.

comparison approach in estimating a market value for the subject property. The appellant's appraisers selected three comparable properties located within one mile of the subject property. The comparables are two-story and three-story, masonry dwellings ranging in size from 4,800 to 6,144 square feet of living area. The comparables have other features with varying degrees of similarity to the subject. The comparables have sale dates ranging from June to December of 2015 for prices ranging from \$1,160,000 to \$1,350,000 or from \$219.73 to \$254.17 per square foot of living area, including land. The appellant's attorney submitted a signed affidavit requesting the subject's assessment be reduced to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$133,235. The subject's assessment reflects a market value of \$1,332,350 or \$289.45 per square foot of building area, including land, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted a grid analysis containing information on one equity comparable to demonstrate that the subject was being equitably assessed.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the retrospective appraisal estimating the subject property had a market value of \$1,175,000 as of January 1, 2016. The subject's assessment reflects a market value of \$1,332,350 or \$289.45 per square foot of living area, including land, which is above the appraised value. The Board gives less weight to the board of review's equity grid analysis as this evidence is not responsive to the overvaluation argument brought by the appellant.

Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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: June 18, 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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