



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

APPELLANT: Steve Norton  
DOCKET NO.: 16-21320.001-R-1 through 16-21320.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Steve Norton, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
16-21320.001-R-1	05-35-313-016-0000	6,500	30,220	\$36,720
16-21320.002-R-1	05-35-313-051-0000	3,250	30,220	\$33,470

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 two parcels improved with a 2-story frame and masonry dwelling containing 2,473 square feet of living area. The dwelling is 91 years old and features a full unfinished basement, a fireplace and a 2-car garage. The subject is located in Evanston, Evanston Township, Cook County. It is classified as a Class 2-06 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, 2-story, Class 2-06 comparables. The appellant did not report the proximity of the comparables to the subject but disclosed they have the same neighborhood code as the subject. Two comparables are on the same street as the subject. The comparables range in age from 92 to 118 years old and range in size from 2,319 to 2,862 square feet of living area. The comparables feature basements, one with finished area, and

2-car garages. Two comparables feature central air conditioning and two have fireplaces. The comparables have improvement assessments ranging from \$47,619 to \$60,903 or from \$20.53 to \$21.43 per square foot of living area. The appellant's attorney submitted a brief requesting the subject's total combined assessment for both parcels be reduced to \$55,381. The appellant's attorney also submitted an Addendum to Petition disclosing the board of review assessments for each parcel. Parcel 05-35-313-051-0000 has an assessed land value of \$3,250 and an assessed improvement value of \$30,220. Based on this evidence the appellant requested the subject's improvement assessment (for both parcels) be reduced to \$45,631 or \$18.45 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the improvement assessment for subject's parcel 016 of \$30,220. The appellant disclosed the improvement assessment for subject's parcel 051 of \$30,220 for a combined improvement assessment for both parcels of \$60,440 or \$24.44 per square foot of living area.

In support of the assessment the board of review submitted information on four, 2-story, Class 2-06 comparables having the same neighborhood code as the subject. Two comparables are located on the same street as the subject and another is located within a quarter-mile of the subject. The comparables range in age from 80 to 93 years old and range in size from 2,338 to 2,514 square feet of living area. They feature unfinished basements, fireplaces and 1 to 3-car garages. One comparable features central air conditioning. The comparables have improvement assessments ranging from \$58,941 to \$62,895 or from \$24.53 to \$25.88 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 appellant 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 a total of seven comparables for the Board's consideration. The Board gives equal weight to both parties' comparables which have varying degrees of similarity to the subject in location, age, style, dwelling size and features. The comparables have improvement assessments ranging from \$47,618 to \$62,895 or from \$20.53 to \$25.88 per square foot of living area. The Board had to determine the subject's combined improvement assessment for both parcels from evidence submitted by the appellant. The Board finds the subject property has a combined improvement assessment for both parcels of \$60,440 or \$24.44 per square foot of living area which is within the range established by the comparables in the record. After considering adjustments to the comparables for differences to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement

Docket No: 16-21320.001-R-1 through 16-21320.002-R-1

was inequitably assessed and a reduction in the subject's improvement assessment based on inequity 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

AGENCY

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Steve Norton, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld and Associates, LLC  
33 North Dearborn Street  
Suite 1850  
Chicago, IL 60602

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602