



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

APPELLANT: John Edwardson  
DOCKET NO.: 16-21340.001-R-1 through 16-21340.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are John Edwardson, the appellant, by attorney Eli R. Johnson, 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
16-21340.001-R-1	05-21-403-011-0000	56,196	172,116	\$228,312
16-21340.002-R-1	05-21-403-012-0000	46,464	172,116	\$218,580

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 that are improved with a two-story dwelling of masonry exterior construction with 5,040 square feet of living area.<sup>1</sup> The dwelling is approximately 10 years old. Features of the home include a full finished basement, central air conditioning, five fireplaces, and a three-car attached garage. The property's two parcels are located in Winnetka, New Trier Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends improvement assessment inequity as the basis of the appeal. In support of this improvement inequity argument, the appellant submitted information on three equity

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<sup>1</sup> Both parties' grid analyses differ as to the total square footage of the subject's land. The Board finds this discrepancy will not prevent the Board from determining the correct assessment of the subject property since the subject's land assessments for both parcels were not contested.

comparable properties that are located within the same neighborhood code as the subject property. The comparables are improved with class 2-09 dwellings of frame and masonry exterior construction containing from 5,789 to 7,464 square feet of living area. The dwellings range in age from 7 to 17 years old and have partial or full basements, two of which have finished areas. The comparables have central air conditioning, one to three fireplaces, and a three-car or a four-car garage. The comparables have improvement assessments ranging from \$289,862 to \$343,450 or from \$45.81 to \$50.07 per square foot of living area. Based on this evidence, the appellant requested within their "Addendum to Petition," the improvement assessments be reduced to \$123,269 for PIN 05-21-403-011-0000 and \$125,963 for PIN 05-21-403-012-0000. The appellant's requested a combined reduction in the improvement assessments for both parcels of \$249,232 or \$49.45 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total land and improvement assessments for the subject's two parcels of \$446,892. The subject's two parcels have a combined improvement assessment of \$344,232 or \$68.30 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted a grid analysis containing information on three equity comparable properties that are located within the same neighborhood code as the subject property. The comparables are improved with two-story dwellings of masonry exterior construction containing from 5,320 to 7,018 square feet of living area. The dwellings are 10 or 58 years old and have partial or full basements, two of which have finished areas. The comparables have central air conditioning, two or three fireplaces, and a garage ranging in size from two-car to four-car. The comparables have improvement assessments ranging from \$427,571 to \$501,506 or from \$69.80 to \$80.37 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment for both parcels be confirmed.

### **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 six suggested comparables for the Board's consideration. The Board gives less weight to both parties' comparables #1 and #2 due to their considerably larger dwelling sizes when compared to the subject. In addition, the board of review comparable #2 is significantly older in age when compared to the subject's age of 10 years old.

The Board finds the best evidence of assessment equity to be both parties' comparables #3. These two comparables are most similar to the subject in location, age, dwelling size, and most features. These two comparables have improvement assessments of \$289,862 and \$427,571 or \$50.07 and \$80.37 per square foot of living area. The subject's total improvement assessment for both parcels of \$344,232 or \$68.30 per square foot of living area falls within the range

established by the two best comparables contained in this record. After considering adjustments to the comparables when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

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.

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Chairman



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Member

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Member



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Member

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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: July 16, 2019



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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

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