



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

APPELLANT: Steven Glasberg
DOCKET NO.: 16-21753.001-R-1
PARCEL NO.: 04-01-412-047-0000

The parties of record before the Property Tax Appeal Board are Steven Glasberg, the appellant, by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC 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: \$15,525
IMPR.: \$89,366
TOTAL: \$104,891

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 2-story dwelling of cedar exterior construction with 3,927 square feet of living area. The dwelling is approximately 32 years old. Features of the home include a full finished basement,¹ central air conditioning, a fireplace and a 2-car garage. The property has a 13,468 square foot site and is located in Glencoe, New Trier 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 an appraisal estimating the subject property had a market value of \$850,000

¹ The appellant's appraisal reported a full finished basement and a 2-car garage, although the assessing officials reported a partial unfinished basement and a 2.5-car garage. The Board finds the discrepancies does not prohibit making a determination of the correct assessment but also finds the appraiser inspected the subject property.

as of January 1, 2016. The appraisal was prepared by Audrey Clamage, a certified residential real estate appraiser. In estimating the market value of the subject property, the appraiser developed the sales comparison and cost approach to value.

Under the sales comparison approach, the appraiser analyzed four comparable sales located from .25 to 1.40 miles from the subject property. The comparables consist of 2-story dwellings that range in age from 19 to 80 years old. Comparable sales #1 and #4 have effective ages of 15 years old. The dwellings have full basements with finished area, central air conditioning, a fireplaces and 2-car garages. The dwellings range in size from 3,000 to 4,262 square feet of living area and are situated on sites ranging in size from 7,000 to 12,045 square feet of land area. The comparables sold from March to September 2015 for prices ranging from \$812,000 to \$930,000 or from \$218.21 to \$289.54 per square foot of living area including land. The appraiser made adjustments to each comparable for differences from the subject property to arrive at adjusted prices ranging from \$808,810 to \$899,950.

In estimating the cost approach to value, the appraiser estimated the subject's land value at \$60,000. The appraiser then calculated a replacement cost new of \$929,910. The subject was depreciated by \$98,453 for a depreciated improvement value of \$831,457. The land was added back to arrive at an estimate value for the subject property under the cost approach of \$891,500.

The appraiser submitted photographs of the exterior depicting chipped paint and chipped or missing brick on the front walkway or sidewalk. The appellant requested the total assessment be reduced to \$85,000 which would reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$104,891. The subject's assessment reflects a market value of \$1,048,910 or \$267.10 per square foot of living area, land included, when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of the subject's assessment, the board of review submitted information on four comparable sales located within the same neighborhood code or .25 of a mile from the subject property. The comparables consist of 2-story dwellings that range in age from 10 to 51 years old. The dwellings have full finished basements, central air conditioning and from 2-car to 3-car garages. Three of the comparables have from one to four fireplaces. The dwellings range in size from 4,118 to 4,778 square feet of living area and are situated on sites ranging in size from 12,240 to 21,440 square feet of land area. The comparables sold from April 2013 to September 2016 for prices ranging from \$1,300,000 to \$2,075,000 or from \$283.59 to \$492.76 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellant critiqued the board of review's submission noting the sales presented have not been adjusted for differences from the subject property.

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 record contains an appraisal submitted by the appellant and four comparable sales provided by the board of review. The Board gives the final opinion of value found in the appraisal little weight due to lack of adjustments for actual ages, land size and distant location when compared to the subject property. The appraiser reported effective ages of 15 for comparable sale #1 and #4 but failed to provide an explanation of how the reported effective age was determined. Comparable sales #2 and #3 are located over 1.39 miles from the subject property. Furthermore, the Board finds no information to support the lower assessment value based on deferred maintenance indicated in the photographs of the subject property supplied by the appellant's appraiser.

The Board gave less weight to board of review comparable sales #3 and #4 due to their 2013 and 2014 sale dates which are dated and less indicative of fair market value as of the subject's January 1, 2016 assessment date at issue. The Board finds the two remaining board of review comparable sales are proximate in time to the January 1, 2016 assessment date and more similar when compared to the subject in location, age, dwelling size, design and most features. These comparables sold in September 2015 and September 2016 for prices of \$1,355,000 and \$2,075,000 or \$283.59 to \$492.76 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$1,048,910 or \$267.10 per square foot of living area including land, which falls below the two most similar comparable sales contained in the record. Based on this evidence the Board finds the subject is not overvalued and a reduction in the assessment is not 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

AGENCY

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

APPELLANT

Steven Glasberg, by attorney:
Abby L. Strauss
Schiller Strauss & Lavin PC
33 North Dearborn
Suite 650
Chicago, IL 60602

COUNTY

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