



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

APPELLANT: Carol Prieto  
DOCKET NO.: 16-23615.001-R-1  
PARCEL NO.: 11-19-324-013-0000

The parties of record before the Property Tax Appeal Board are Carol Prieto, 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 **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:** \$9,787  
**IMPR.:** \$38,440  
**TOTAL:** \$48,227

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 dwelling of stucco construction. The dwelling is approximately 105 years old and has 1,857 square feet of living area. Features of the home include a full unfinished basement, a fireplace and a 3½-car garage. The property has a 7,250 square-foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

When the appellant completed Section, 2d of the residential appeal form, the appellant indicated the appeal was based upon a recent appraisal. However, the appellant submitted equity evidence instead of an appraisal. In support of the inequity argument, the appellant submitted information on four equity comparables with the same neighborhood and classification codes as the subject. The comparables are improved with two-story dwellings of frame construction. The dwellings are from 119 to 138 years old and contain from 1,922 to 2,072 square feet of living area. Each comparable has a full unfinished basement. One comparable has central air conditioning, and

two comparables have garages, either 2-car or 3½-car. The comparables have improvement assessments that range from \$31,454 to \$36,694 or from \$15.68 to \$17.84 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$31,885 or \$17.17 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$48,227 was disclosed. The subject property has an improvement assessment of \$38,440 or \$20.70 per square foot of living area. The board of review presented descriptions and assessment information on four comparable properties. The comparables have the same neighborhood and classification codes as the subject and were described as being located a quarter-mile from the subject property. The comparables are improved with two-story dwellings of stucco construction. The dwellings are from 96 to 113 years old and contain from 1,944 to 2,077 square feet of living area. The comparables have full basements, two of which are finished, and garages, either 2-car or 3½-car. Two comparables have central air conditioning, and three have fireplaces. The comparable properties have improvement assessments that range from \$40,766 to \$47,014 or from \$20.97 to \$22.64 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 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 Board finds the parties presented assessment data on a total of eight suggested comparables. Board of review comparables #1 and #3 received reduced weight in the Board's analysis because they have features like a finished basement and central air conditioning that the subject does not have. The Board also gave less weight to the appellant's comparable #2, because it also differs from the subject in central air conditioning.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #3 and #4 and board of review comparables #2 and #4. These comparables have full unfinished basements and are also similar to the subject in location, two-story design, age and living area. These comparables have improvement assessments that range from \$31,454 to \$42,875 or from \$15.68 to \$21.79 per square foot of living area. The subject's improvement assessment of \$38,440 or \$20.70 per square foot of living area falls within the range of improvement assessments established by the best comparables in this record. After considering adjustments to the comparables for differences from 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.

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

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