



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

APPELLANT: Arnold Weinberg
DOCKET NO.: 16-23622.001-R-1
PARCEL NO.: 04-12-210-006-0000

The parties of record before the Property Tax Appeal Board are Arnold Weinberg, 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: \$17,194
IMPR.: \$36,672
TOTAL: \$53,866

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 multi-level dwelling of frame and masonry construction. The dwelling is approximately 61 years old and has 1,910 square feet of living area. Features of the home include a partial finished basement, central air conditioning, a fireplace and a 2-car garage. The property has a 12,282 square-foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-34 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 \$450,000 as of January 1, 2016. The appraisal report was dated and signed on June 27, 2017, and was prepared by William P. Neberieza, a certified appraiser.

The appraiser developed the sales comparison approach for estimating the market value of the subject property. The appraiser considered four comparable properties that sold from November 2013 to September 2015 for prices that ranged from \$435,000 to \$500,000 or from \$165.18 to \$241.55 per square foot of living area, land included. The comparables were located from 0.04 to 0.89 of a mile from the subject property, and three comparables have sites that range from 11,000 to 18,365 square feet of land area. The land area of comparable #4 was not provided. The comparable properties are improved a 1-story ranch dwelling, a 2-story dwelling and two, multi-level dwellings. The dwellings range in age from 61 to 92 years old and range in size from 2,023 to 3,027 square feet of living area. After identifying differences between the comparable properties and the subject, the appraiser made few adjustments to the comparables' sale prices. Each comparable received an adjustment for differences in living area, and two of the comparables received adjustments for the number of bathrooms, unfinished basements, and the size of their garages. The appraiser made no adjustments for differences in age and sale date. The appraiser determined that the adjusted sale prices of the comparable properties ranged from \$414,100 to \$491,500 or from \$148.56 to \$237.44 per square foot of living area, land included. As a result, the appraiser concluded that the subject property had a market value of \$450,000 as of January 1, 2016. Based upon the appraisal, the appellant requested that the subject's total assessment be reduced to \$45,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$53,866. The subject's assessment reflects a market value of \$538,660 or \$282.02 per square foot of living area, land included, when applying the 10% level of assessment for class 2 residential properties under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales that sold from April 2014 to October 2016 for prices that ranged from \$550,000 to \$888,000 or from \$240.91 to \$450.96 per square foot of living area, land included. The comparable sales have the same assigned neighborhood and classification codes as the subject and were described as being located a quarter-mile from the subject property. The comparables have sites that range from 10,847 to 12,529 square feet of land area. The comparables are improved with multi-level dwellings of masonry or frame and masonry construction. The dwellings range in age from 54 to 60 years old and contain from 1,927 to 2,283 square feet of living area. The comparables have partial finished basements, central air conditioning, and garages, either 1½-car or 2-car. Two comparables have a fireplace each. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 appellant submitted an appraisal report dated June 27, 2017, estimating the subject property had a market value of \$450,000 as of January 1, 2016. To reach that conclusion, the appraiser analyzed four comparable sales. The Board gave less weight to the appraisal report for a variety of reasons. The Board finds the appraisal report was prepared nearly 1½ years after the effective date of the appraisal; two of the comparable sales sold in November 2013 and November 2014 and are considered to be dated and no longer reflective of market date as of the January 1, 2016 assessment date; and two of the comparables were one-story or two-story dwellings that were dissimilar from the subject's multi-level dwelling. Consequently, the Board will instead examine the raw sales used in the appraisal as well as the comparable sales submitted by the board of review.

The Board finds the best evidence of market value in the record to be the appraiser's comparable sale #2 and board of review comparable sales #2 and #4. The Board finds the appraiser's comparable sale #2 and board of review comparable sales #2 and #4 sold from July 2015 to October 2016 for prices that range from \$500,000 to \$888,000 or from \$241.55 to \$450.96 per square foot of living area, land included. The Board finds these properties sold proximate to the January 1, 2016 assessment date at issue and are similar to the subject in their multi-level design, age, living area and features. The subject's assessment reflects a market value of \$538,660 or \$282.02 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based upon the evidence in the record, the Board finds 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.

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: September 17, 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

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