



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

APPELLANT: Jane Minkin
DOCKET NO.: 16-38834.001-R-1
PARCEL NO.: 10-14-416-032-0000

The parties of record before the Property Tax Appeal Board are Jane Minkin, 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:

LAND: \$11,549
IMPR.: \$32,315
TOTAL: \$43,864

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 one-story dwelling of masonry exterior construction with 2,134 square feet of living area. The dwelling is 63 years old. Features of the home include a full finished basement, central air conditioning, and a two-car garage. The property has a 15,930 square foot site and is located in Evanston, Niles Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with class 2-04 dwellings of masonry exterior construction ranging in size from 1,954 to 2,603 square feet of living area. The dwellings range in age from 56 to 62 years old, have partial unfinished basements, central air conditioning, one or two fireplaces, and either a one-car or a two-car garage. The comparables have improvement assessments ranging

from \$12,632 to \$22,806 or from \$6.46 to \$8.88 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$17,136 or \$8.03 per square foot of living area. As part of the submission, the Board recognizes the appellant reported two parcel identification numbers for each comparable; and the appellant's grid analysis did not disclose the individual land and improvement assessments for each of the comparable's two parcels.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,864. The subject property has an improvement assessment of \$32,315 or \$15.14 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with class 2-04 dwellings of masonry exterior construction ranging in size from 1,832 to 2,019 square feet of living area. The dwellings range in age from 57 to 61 years old, have partial or full basements with two having finished areas, and central air conditioning. Two comparables have a fireplace, and two comparables have a two-car garage. The comparables have improvement assessments ranging from \$28,250 to \$32,341 or from \$15.15 to \$16.02 per square foot of living area. As part of the submission, the board of review disclosed that comparable #1 has been renovated. 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 seven suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #1 as it appears to be an outlier with its dwelling size and significantly lower improvement assessment in comparison to the other comparables in this record. The Board also finds both parties' comparable #2 are considerably larger or smaller in dwelling size than the subject property and the board of review comparable #1 has been renovated. As a result, these three comparables received reduced weight in the Board's analysis.

The Board finds the best evidence of assessment equity to be both parties' comparable #3 as well as the board of review comparable #4. Except for their dissimilar unfinished basements and/or lack of garages when compared to the subject, these comparables are most similar to the subject in location, design, exterior construction, age, dwelling size, and most features. These three comparables have improvement assessments ranging from \$21,514 to \$32,341 or from \$8.88 to \$16.02 per square foot of living area. The subject's improvement assessment of \$32,315 or \$15.14 per square foot of living area falls within the range established by the most similar comparables contained in this record. After considering adjustments to the comparables for differences 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.



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: April 21, 2020



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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