



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

APPELLANT: Yijia Zhou  
DOCKET NO.: 17-20733.001-R-1  
PARCEL NO.: 11-19-418-033-0000

The parties of record before the Property Tax Appeal Board are Yijia Zhou, 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:** \$1,984  
**IMPR.:** \$27,166  
**TOTAL:** \$29,150

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 2017 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 townhome of masonry exterior construction with 1,293 square feet of living area. The building is approximately 54 years old. Features of the home include a full unfinished basement and central air conditioning. The property has a 1,470 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-95 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 argument, the appellant submitted information on four equity comparables located in the same neighborhood code with one along the same street and within the same block as the subject. The comparables are improved with two-story townhomes of masonry exterior construction ranging in size from 1,293 to 1,501 square feet of living area. The comparables

range in age from 54 to 62 years old. Each comparable has a full basement with two having finished area. Each comparable has central air conditioning. One comparable has one fireplace. Two comparables each have a one-car garage. The comparables have improvement assessments ranging from \$3,909 to \$29,643 or from \$3.02 to \$19.75 per square foot of building area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$19,964 or \$15.44 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$29,150. The subject property has an improvement assessment of \$27,166 or \$21.01 per square foot of building area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located in the same neighborhood code, in the same block and/or on the same street as the subject property. The comparables are improved with two-story townhomes of masonry exterior construction each containing 1,293 square feet of living area. The comparables are each 54 years old and have a full basement with one having finished area. Each comparable has central air conditioning. The comparables have improvement assessments of \$28,706 and \$28,980 or \$22.20 and \$22.41 per square foot of building area. Based on this evidence, the board of review requested the assessment 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 eight suggested comparables for the Board's consideration. The Board gave greatest weight to the board of review's comparables as each of these comparables is identical to the subject property in location being in the same block and on the same street as the subject and identical in design, exterior construction, age, dwelling size and most features. The Board also gave consideration to the appellant's comparable #3 as it was similar to the subject in location, design, exterior construction, age and dwelling. These comparables have improvement assessments ranging from \$26,678 to \$28,980 or from \$19.53 to \$22.41 per square foot of building area. The subject's improvement assessment of \$27,166 or \$21.01 per square foot of building area falls within the range established by the best comparables in this record. The Board gave less weight to the appellant's comparable #1 as it appeared to be an outlier with its significantly lower improvement assessment without explanation. The Board gave less weight to the appellant's comparables #2 and #4 due to their dissimilar features when compared to the subject. Based on this record, 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 Board finds that the constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. 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 similar 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. For the foregoing reasons, the Board finds that the appellant has not proven by clear and convincing evidence that the subject property is inequitably assessed.

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

AGENCY

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