



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

APPELLANT: Craig Zerbe
DOCKET NO.: 17-21693.001-R-1
PARCEL NO.: 11-18-101-024-0000

The parties of record before the Property Tax Appeal Board are Craig Zerbe, the appellant(s); 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: \$7,980
IMPR.: \$26,386
TOTAL: \$34,366

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 5,700 square foot parcel of land improved with a 106-year old, one and one-half story, frame, single-family dwelling containing 1,130 square feet of living area. The property is located in Evanston Township, Cook County and is a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends over valuation and inequity as the bases of the appeal. In support of this, the appellant submitted six comparables with assessment data on all six properties and complete sales data on three properties. These properties are described as one and one-half story, frame, single-family dwellings located within one mile of the subject. These properties range: in age from 103 to 136 years; in size from 1,346 to 1,782 square foot of living area; and in improvement assessment from \$13.41 to \$21.13 per square foot of living area. Three of these properties sold from February 1993 to July 2004 for prices ranging from \$182,000 to \$512,500 or from \$102.13 to \$365.81 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,366 with an improvement assessment of \$26,386 or \$23.35 per square foot of living area. The subject's total assessment reflects a market value of \$343,660 or \$204.12 per square foot of living area using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

In support of the assessment the board of review submitted two grids listing a total of seven comparables. Comparable #2 on the first grid is comparable #1 on the second grid. These properties are described as one or one and one-half story, frame or stucco or masonry, single-family dwellings located within the subject's neighborhood. These properties range: in age from 60 to 133 years; in size from 1,098 to 1,400 square foot of living area; and in improvement assessment from \$24.12 to \$26.43 per square foot of living area. Five of these properties sold from September 2014 to September 2016 for prices ranging from \$380,000 to \$510,000 or from \$310.56 to \$394.74 per square foot of living area.

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 best evidence of assessment equity to be the appellant's comparables #2 and #3 and the board of review's comparables #1, #2 and #4 from the first grid. These comparables had improvement assessments ranging from \$18.59 to \$26.43 per square foot of building area. The subject's improvement assessment of \$23.35 per square foot of building area is within the range of the best comparables in this record. 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 appellant also 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 best evidence of market value to be the board of review's comparables #1 and #2 from the first grid and comparable #2 from the second grid. These properties sold from September 2014 to July 2016 for prices ranging from \$328.93 to \$391.08 per square foot of building area. In comparison, the appellant's assessment reflects a market value of \$304.12 per square foot of building area which is below the range established by the comparables. Based on the record and after adjustments to the comparables, the Board finds the appellant did not

demonstrate by a preponderance of the evidence that the subject was overvalued, and a reduction 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: February 13, 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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