



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

APPELLANT: Lee Vasilatos
DOCKET NO.: 17-22961.001-R-1 through 17-22961.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lee Vasilatos, the appellant(s), 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
17-22961.001-R-1	05-28-202-004-0000	27,032	103,755	\$130,787
17-22961.002-R-1	05-28-202-005-0000	3,861	11,528	\$15,389

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 dwelling of masonry exterior construction with 3,631 square feet of living area. The dwelling is approximately 13 years old. Features of the home include a full basement with finished area, central air conditioning, three fireplaces and a two-car garage. The property has a 13,863 square foot site located on two separate parcels in Winnetka, New Trier Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant submitted a copy of the final decision of the Cook County Board of Review dated December 2, 2017 for the 2017 assessment year concerning the two parcels which depicts assessments of \$130,787 for Parcel #1 (PIN 05-28-202-004-0000) and \$15,389 for Parcel #2 (PIN 05-28-202-005-0000). The subject's two parcels have a combined total assessment of \$146,176. The attorney for the appellant submitted its "Residential Appeal" with a "Comparable

Sales/Assessment Grid Analysis”, “Addendum to Petition” showing a separate listing of each individual parcel’s land and improvement assessments, and a supplemental “Brief” from the appellant’s attorney.

The appellant contends improvement assessment inequity as the basis of the appeal and did not contest the land assessments for either of the subject’s two parcels. 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 two-story dwellings of frame or frame and masonry exterior construction ranging in size from 3,300 to 3,580 square feet of living area. The dwellings are either 25 or 37 years old. Each comparable has a full basement with one having finished area. One comparable has central air conditioning. Each comparable has one or two fireplaces and a two-car garage. The comparables have improvement assessments ranging from \$87,450 to \$104,106 or from \$26.50 to \$29.08 per square foot of living area. Based on this evidence, the appellant requested that the subject’s improvement assessment for Parcels #1 and #2 be reduced to \$102,357 or \$28.19 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 \$130,787 for Parcel #1. The board of review failed to submit any evidence for Parcel #2. The subject property for Parcel #1 has an improvement assessment of \$103,755 or \$24.81 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on two equity comparables located in the same neighborhood code as the subject property. The comparables are improved with two-story dwellings of frame and masonry exterior construction containing either 1,976 or 2,070 square feet of living area. The comparables are either 66 or 77 years old. Each comparable has a full basement with one having finished area. Each comparable has central air conditioning, one or two fireplaces and a one-car or a two-car garage. The comparables have improvement assessments of \$52,300 and \$57,327 or \$26.47 and \$27.69 per square foot of living area, respectively. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the only evidence of assessment equity was submitted by the appellant. The Board gives less weight to the appellant’s comparables #2 and #3 due to their full unfinished basement, larger dwelling size and/or newer age when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant’s comparables #1 and #4 as they are similar to the subject in location, design, age, dwelling size, foundation and

features. These comparables had improvement assessments of \$10.20 and \$10.74 per square foot of living area. The subject's improvement assessment of \$12.15 per square foot of living area exceeds the assessments of the best comparables in this record and is not supported. The board of review did not submit any evidence in support of the subject's assessment. Based on this record, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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:

December 15, 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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