



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

APPELLANT: Michael Snabes  
DOCKET NO.: 17-23069.001-R-1  
PARCEL NO.: 05-20-100-007-0000

The parties of record before the Property Tax Appeal Board are Michael Snabes, 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 A Reduction 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:** \$27,222  
**IMPR.:** \$57,850  
**TOTAL:** \$85,072

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 “1.5-1.9-story” dwelling of frame and masonry exterior construction with 3,387 square feet of living area. The dwelling is approximately 62 years old. Features of the dwelling include a full unfinished basement, central air conditioning, one fireplace, and a two-car garage. The property has a 21,778 square foot site and is located in Winnetka, New Trier Township, Cook County. The subject is classified as a Class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.<sup>1</sup>

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 property. One

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<sup>1</sup> The Board finds the only evidence of the subject’s property description was provided within the appellant’s evidence.

comparable is located on the same block as the subject. The comparables are improved with Class 2-04 dwellings of frame, masonry, or frame and masonry exterior construction ranging in size from 2,210 to 3,011 square feet of living area. The dwellings range in age from 60 to 68 years old. Two comparables have a partial or full unfinished basement, and one comparable has a concrete slab foundation. One comparable has central air conditioning, two comparables have one fireplace, and each comparable has either a one-car or a two-car garage. The comparables have improvement assessments ranging from \$38,688 to \$56,697 or from \$14.91 to \$18.83 per square foot of living area. The appellant's submission included a copy of the "Cook County Board of Review" final decision disclosing the subject has a total assessment of \$92,994. The submission by the appellant also revealed the subject has a land assessment of \$27,222 and an improvement assessment of \$65,772 or \$19.42 per square foot of living area.

Based on this evidence the appellant's requested the subject's improvement assessment be reduced to \$57,850 or \$17.08 per square foot of living area.

The board of review did not submit its "Board of Review Notes on Appeal" nor any evidence in support of its assessed valuation of the subject property and was found to be in default by a letter dated July 18, 2019.

### **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 board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the evidence submitted by the appellant as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board and is in default pursuant to Section 1910.69(a) of the rules of the Board. (86 Ill.Admin.Code §1910.40(a); 1910.69(a)).

The Board further finds the only evidence of assessment equity to be the appellant's comparables. The Board gives less weight to the appellant's comparables #1 and #2 due to their significantly smaller dwelling sizes and/or lack of a basement when compared to the subject's larger dwelling size and full unfinished basement.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3 which is identical in age to the subject dwelling and located on the same block as the subject property. This comparable is also relatively similar to the subject in other property characteristics, except for its smaller dwelling size. This comparable has an improvement assessment of \$56,697 or \$18.83 per square foot of living area. The subject's improvement assessment of \$65,772 or \$19.42 per square foot of living area falls above the range established

by the one best comparable contained in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's higher improvement assessment is excessive. 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 commensurate with the appellant's request 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: February 16, 2021



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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