



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

APPELLANT: Ethan S. & Deborah L. Yourderian
DOCKET NO.: 17-29823.001-R-1
PARCEL NO.: 05-07-412-034-0000

The parties of record before the Property Tax Appeal Board are Ethan S. & Deborah L. Yourderian, the appellants, by attorney David R. Bass, of Field and Goldberg, 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: \$27,955
IMPR.: \$115,787
TOTAL: \$143,742

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 construction with 4,416 square feet of living area. The dwelling is 16 years old. Features of the home include a full finished basement, central air conditioning, a fireplace and a 3-car garage. The property has a 17,472 square foot site and is located in Glencoe, New Trier Township, Cook County.

The appellants contend both overvaluation and assessment inequity with respect to the subject's improvement as the bases of the appeal. In support of these arguments the appellants submitted a grid analysis containing eight comparable properties that sold between February 2014 and September 2017 for prices ranging from \$995,000 to \$1,375,000 or from \$251.25 to \$306.04 per square foot of living area, including land. The appellants submitted no assessment evidence in support of the inequity claim. The appellants' appeal petition also disclosed the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior tax year

under Docket Number 16-24472.001-R-1. Based on this evidence, the appellants requested that the subject's total assessment be reduced to \$122,204.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$149,483. The subject's assessment reflects a market value of \$1,494,830 or \$338.50 per square foot of living area, land included, when using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%. The board of review's "Board of Review Notes on Appeal" revealed that the first year of the General Assessment Cycle for the subject property was 2016.

In support of its contention of the correct assessment the board of review submitted a grid analysis containing four comparable properties to show that the subject was being equitably assessed. One of the comparables sold in December 2015 for \$700,000 or \$178.53 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

After reviewing the appeal, the Property Tax Appeal Board takes notice that the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 16-24472.001-R-1. In that appeal the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to \$143,742 based on the evidence submitted by the parties. Pursuant to sections 1910.67(h)(1)(D) & (F) and 1910.67(k)(3) of the rules, the Board requested the parties provide evidence demonstrating whether or not the subject property is an owner-occupied dwelling as of January 1, 2017 assessment date. (86 Ill.Admin.Code §1910.67(h)(1)(D) & (F) and 1910.67(k)(3)). The appellants' attorney responded to the Board's request and provided evidence that the subject property was an owner-occupied dwelling as of the 2017 assessment date at issue. The Board of review did not file a response.

Conclusion of Law

The appellants contend in part 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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), a reduction in the subject's assessment is warranted.

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2016 tax year should be carried forward to the tax year at issue subject only to equalization as provided by section 16-185 of the Property Tax Code.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the

remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board issued a decision in Docket Number 16-24472.001-R-1 reducing the subject's assessment for the 2016 tax year to \$143,742. The record further indicates that the subject property is an owner-occupied dwelling and that 2016 and 2017 are within the same general assessment period. The record contains no evidence indicating the subject property sold in an arm's length transaction after the Board's decision establishing a different fair cash value or that the decision of the Property Tax Appeal Board for the 2016 tax year was reversed or modified upon review. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established in the Board's prior decisions plus the application of an equalization factor, if any.

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: May 18, 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

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