



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

APPELLANT: Robert Aber
DOCKET NO.: 17-40232.001-R-1
PARCEL NO.: 04-11-202-038-0000

The parties of record before the Property Tax Appeal Board are Robert Aber, 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: \$16,135
IMPR.: \$48,456
TOTAL: \$64,591

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 frame and masonry exterior construction with 2,975 square feet of living area. The dwelling is approximately 62 years old. Features of the home include a partial basement with finished area, central air conditioning, and one fireplace. The property has a 17,444 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of this argument the appellant submitted information on three equity comparables located in the same neighborhood code as the subject. The comparables were improved with class 2-78 dwellings of frame and masonry exterior construction that are either 61 or 62 years old. Two comparables have a partial unfinished basement and one comparable has a crawl-space foundation. Each comparable has central air conditioning, one comparable has one fireplace and two comparables have either a 1.5-car

garage or a 2-car garage. The dwellings range in size from 2,060 to 3,657 square feet of living area and have improvement assessments ranging from \$31,549 to \$51,436 or from \$12.90 to \$15.32 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$41,918 or \$14.09 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 \$64,591. The subject property has an improvement assessment of \$48,456 or \$16.29 per square foot of living 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, same block and within ¼ of a mile of the subject. The comparables were improved with two-story class 2-78 dwellings of frame or frame and masonry exterior construction that range in size from 2,700 to 2,866 square feet of living area and are either 61 or 62 years old. The comparables have a either a full or a partial basement with one comparable having finished area, central air conditioning, and either a 1-car or a 2-car garage. The comparables have improvement assessments that range from \$51,094 to \$55,762 or from \$18.24 to \$20.04 per square foot of living area. Based on this evidence, the board of review requested that 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 seven suggested comparables for the Board's consideration. The Board gave less weight to the appellants comparables for these comparables are larger and/or smaller in dwelling size when compared to the subject. Furthermore, comparable #3 has a crawl-space foundation when compared to the subject's partial basement. The Board gave less weight to the board of review comparable #1 as this property has basement finish when compared to the subject's unfinished basement.

The Board finds that the best evidence of assessment equity is the board of review comparables #2, #3, and #4. These comparables have varying degrees of similarity when compared to the subject in dwelling size, design, age, and some features. These comparables have improvement assessments ranging from \$51,793 to \$55,9762 or \$18.24 and \$20.04 per square foot of living area. The subject property has an improvement assessment of \$48,456 or \$16.29 per square foot of living area, which falls below the range established by the best comparables contained 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 assessment 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: September 21, 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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