



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

APPELLANT: Sally Rotter-Fishman
DOCKET NO.: 17-40292.001-R-1
PARCEL NO.: 04-09-414-035-0000

The parties of record before the Property Tax Appeal Board are Sally Rotter-Fishman, 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: \$11,610
IMPR.: \$58,080
TOTAL: \$69,690

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 3,520 square feet of living area. The dwelling is approximately 66 years old. Features of the home include a concrete slab foundation, central air conditioning, and a 2-car garage. The property has a 10,800 square foot site located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

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. The comparables are improved with class 2-06 dwellings of frame and masonry exterior construction ranging in size from 2,569 to 4,058 square feet of living area. The dwellings range in age from

92 to 113 years old. Each comparable has an unfinished partial or full basement and a 2-car garage. Two comparables each have central air conditioning and a fireplace. The comparables have improvement assessments ranging from \$25,154 to \$60,336 or from \$7.92 to \$15.74 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$45,197 or \$12.84 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 \$71,661. The subject property has an improvement assessment of \$60,051 or \$17.06 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with class 2-06, two-story dwellings of frame and masonry exterior construction ranging in size from 2,987 to 3,234 square feet of living area. The dwellings range in age from 66 to 75 years old. Each comparable has a partial or a full basement with one having finished area, central air conditioning, a fireplace, and a 1-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$51,913 to \$56,918 or from \$17.15 to \$18.14 per square foot of living area. Based on this evidence, the board of review requested that the subject's 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 evidence in the record supports a reduction in the subject's assessment.

The parties submitted six suggested comparables for the Board's consideration. The Board recognizes all of the comparables have superior partial or full basements when compared to the subject which lacks a basement. The Board gives less weight to the appellant's comparables due to their older ages and/or dissimilar dwelling sizes when compared to the subject.

The Board finds the best evidence of assessment equity to be the board of review comparables because they are most similar to the subject in location, design, exterior construction, age, dwelling size, and/or some features. The comparables have improvement assessments ranging from \$51,913 to \$56,918 or from \$17.15 to \$18.14 per square foot of living area. The subject's improvement assessment of \$60,051 or \$17.06 per square foot of living area is above the range established by these comparables on an overall improvement assessment basis and below the range on a per-square-foot basis. The Board finds, however, the subject dwelling is larger than the comparables and lacks a basement making it inferior to the board of review comparables. Considering these factors, the Board finds a reduction to the assessment is appropriate.

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:

August 24, 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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