



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

APPELLANT: Marsha Evaskus  
DOCKET NO.: 17-43101.001-R-1  
PARCEL NO.: 14-32-209-001-0000

The parties of record before the Property Tax Appeal Board are Marsha Evaskus, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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:** \$12,348  
**IMPR.:** \$75,704  
**TOTAL:** \$88,052

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 townhome of masonry exterior construction with 2,496 square feet of living area. The townhome is approximately 127 years old. Features of the home include a full unfinished basement, central air conditioning and two fireplaces.<sup>1</sup> The property has a 1,372 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-10 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

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<sup>1</sup> The appellant's attorney failed to provide a Section V Grid Analysis. The subject property's description came from the board of review's evidence.

comparables are improved with class 2-10 townhomes ranging in size from 3,268 to 4,194 square feet of living area. The appellant's attorney did not provide any property characteristics such as age, number of bedrooms and bathrooms, basement, central air conditioning, fireplaces and garages for the comparables in this record. The comparables have improvement assessments ranging from \$20.82 or \$23.60 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$55,836 or \$22.37 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 \$88,052. The subject property has an improvement assessment of \$75,704 or \$30.33 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 that are located within the same neighborhood code as the subject property. The comparables are improved with three, two-story and one, three-story class 2-10 dwellings of masonry exterior construction ranging in size from 2,100 to 2,464 square feet of living area. The dwellings range in age from 124 to 137 years old. The comparables have full basements with two having finished area. Two comparables each have central air conditioning. Three comparables each have one or two fireplaces. One comparable has a one-car garage. Two comparables each have one or two fireplaces. The comparables have improvement assessments ranging from \$72,250 to \$96,133 or from \$33.34 to \$39.02 per square foot of living area. Based on this evidence, the board of review requested 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 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 gives less weight to the appellant's comparables as the appellant failed to provide a Section V Grid Analysis with descriptive property characteristics for the subject and each comparable, such as age, central air conditioning, fireplaces, foundation type and garages which detracts from the weight of the evidence. The Board gives less weight to the board of review's comparable #1 due to its dissimilar design when compared to the subject.

The board finds the best evidence of assessment equity to be the board of review's comparables #2, #3 and #4 as they have varying degrees of similarity in location, design, exterior construction, age, dwelling size and other features. These comparables have improvement assessments ranging from \$34.40 to \$39.02 per square foot of living area. The subject's improvement assessment of \$30.33 per square foot of living area falls below the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences, such as finished basement area and garage

when compared to the subject, 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 subject's 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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