



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

APPELLANT: David Crosby  
DOCKET NO.: 18-20465.001-R-1  
PARCEL NO.: 15-12-110-011-0000

The parties of record before the Property Tax Appeal Board are David Crosby, the appellant, by attorney Scott L. David of Much Shelist 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:** \$10,352  
**IMPR.:** \$45,081  
**TOTAL:** \$55,433

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 2018 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-story dwelling of frame exterior construction with 2,342 square feet of living area. The dwelling is approximately 104 years old. Features of the home include a full unfinished basement, a fireplace and a 2-car garage. The property has a 10,100 square foot site and is located in River Forest, River Forest Township, Cook County. The subject is classified as a class 2-04 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.<sup>1</sup> In support of this argument, the appellant submitted information on four equity comparables located within the same assessment neighborhood code as the subject property. The

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<sup>1</sup> The appellant's appeal petition was marked as if overvaluation was being challenged based on a recent appraisal, however, the appellant submitted evidence of improvement assessment inequity based on comparable assessment data.

comparables are improved with class 2-04, 1-story or 1.5-story dwellings ranging in size from 2,103 to 2,886 square feet of living area. Comparable #1 has a masonry exterior construction. The dwellings range in age from 67 to 107 years old. One comparable has a concrete slab foundation and three comparables have either a full or partial basement, one of which has a recreation room. One comparable has central air conditioning, three comparables each have a fireplace and two comparables each have a 1-car garage. The comparables have improvement assessments that range from \$35,599 to \$49,658 or from \$16.31 to \$17.87 per square foot of living area. Based on this brief, the appellant requested the subject's improvement assessment be reduced to \$39,645 or \$16.93 per square foot of living area.<sup>2</sup>

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$55,433. The subject property has an improvement assessment of \$45,081 or \$19.25 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted assessment and sales data on four comparable properties located within the same assessment neighborhood code as the subject property. The comparables are improved with class 2-04 1.5-story dwellings of frame, masonry or stucco exterior construction ranging in size from 1,905 to 2,322 square feet of living area. The dwellings are 78 or 99 years old. Each comparable has a full or partial basement with a recreation room and one fireplace. Two comparables have central air conditioning and three comparables each have either a 1-car or a 2.5-car garage. The comparables have improvement assessments that range from \$34,957 to \$47,706 or from \$18.35 to \$20.55 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

Based upon the evidence presented, 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 a total of eight equity comparables for the Board's consideration. The Board gives less weight to appellant's comparables #1 and #3, along with board of review comparable #4 which differ from the subject in dwelling size and/or age. Furthermore, appellant's comparable #1 is a dissimilar 1-story design with a concrete slab foundation in contrast to the subject's 1.5-story design with a basement foundation.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables. These comparables are relatively similar to the subject in location, dwelling size, design, age and

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<sup>2</sup> Without an Amended Petition, the appellant actually requested a reduced improvement assessment of \$34,648 or \$14.79 per square foot of living area. (86 Ill.Admin.Code §1910.30(j))

some features. These comparables have improvement assessments ranging from \$37,170 to \$47,706 or from \$16.33 to \$20.55 per square foot of living area. The subject's improvement assessment of \$45,081 or \$19.25 per square foot of living area falls within the range established by the best comparables in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. 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 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: October 19, 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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