



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

APPELLANT: Allen Frumkin  
DOCKET NO.: 18-20777.001-R-1  
PARCEL NO.: 10-24-400-040-0000

The parties of record before the Property Tax Appeal Board are Allen Frumkin, the appellant, by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, Ltd. 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:** \$4,250  
**IMPR.:** \$37,775  
**TOTAL:** \$42,025

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 two-story townhouse of frame exterior construction with 1,951 square feet of living area. The dwelling is approximately 18 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a two-car garage. The property has a 4,250 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-95 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 five equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with class 2-95 two-story townhouses of masonry or frame and masonry exterior construction that range in size from 1,711 to 1,752 square feet of living area

and are 41 or 54 years old. One comparable has a partial unfinished basement. Four comparables have central air conditioning. One comparable has a one-car garage. The comparables have improvement assessments ranging from \$23,455 to \$27,250 or from \$13.68 to \$15.82 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$29,069 or \$14.90 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 \$42,025. The subject has an improvement assessment of \$37,775 or \$19.36 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 within the same assessment neighborhood code as the subject. The comparables are improved with class 2-95 two-story townhouses of frame exterior construction that have 1,520 or 1,756 square feet of living area and are 18 years old. Each comparable has a full unfinished basement, central air conditioning, one fireplace and a one-car garage. The comparables have improvement assessments ranging from \$31,236 to \$35,903 or from \$19.72 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**

The appellant 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 record contains nine equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables due to differences in age and/or lack of features such as central air conditioning, basement foundations and/or garages. The Board also gave less weight to board of review comparable #4 due to its smaller dwelling size when compared to the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #3 which are more similar in age, dwelling size, and features to the subject. These comparables have improvement assessments of \$34,628 and \$35,903 or \$19.72 and \$20.45 per square foot of living area. The subject has an improvement assessment of \$37,775 or \$19.36 per square foot of living area, which is below the best comparables in this record on a per square foot basis but falls above on an overall improvement assessment basis. The higher overall improvement assessment is justified due to subject's larger dwelling size. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds that the subject's improvement assessment appears to be equitably 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

AGENCY

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