



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

APPELLANT: Debra McNeela
DOCKET NO.: 18-39679.001-R-1
PARCEL NO.: 02-19-204-001-0000

The parties of record before the Property Tax Appeal Board are Debra McNeela, 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: \$6,730
IMPR.: \$34,161
TOTAL: \$40,891

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-story dwelling of frame and masonry exterior construction with 2,316 square feet of living area. The dwelling is approximately 44 years old. Features of the home include an unfinished full basement, one fireplace and a 2.5-car garage. The property has a 44,867 square foot site and is located in Inverness, Palatine 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. In support of this argument, the appellant submitted information on three equity comparables located within the same neighborhood code as the subject property. The comparables are improved with class 2-04 dwellings of frame or masonry exterior construction ranging in size from 2,720 to 3,044 square feet of living area and in age from 40 to 62 years old.

Each comparable has an unfinished full or partial basement, central air conditioning, one fireplace and each comparable has a 2.5-car or a 3-car garage. The comparables have improvement assessments that range from \$32,761 to \$37,134 or from \$10.93 to \$13.49 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$28,278 or \$12.21 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 \$40,891. The subject property has an improvement assessment of \$34,161 or \$14.75 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 located within the same neighborhood code as the subject property. The comparables are improved with 1-story or 1.5-story class 2-04 dwellings of frame or masonry exterior construction ranging in size from 1,961 to 2,170 square feet of living area and in age from 31 to 50 years old. The comparables each have a full or partial basement, one of which has finished area. Two comparables each have central air conditioning, two comparables each have one fireplace and each comparable has a 2-car or a 3-car garage. The comparables have improvement assessments that range from \$32,550 to \$38,434 or from \$15.00 to \$17.84 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 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 does not support a reduction in the subject's assessment.

The parties provided six suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables #1 and #2 due to their larger dwelling sizes when compared to the subject. The Board gives less weight to the board of review comparable #2 due to its dissimilar 1.5-story design when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3 as well as the board of review comparables #1 and #3 which are relatively similar to the subject in age, dwelling size and some features. These comparables have improvement assessments ranging from \$34,992 to \$38,434 or from \$13.49 to \$17.84 per square foot of living area. The subject's improvement assessment of \$34,161 or \$14.75 per square foot of living area falls below the range established by the best comparables in the record on an overall basis but below the range on a per square foot basis. The subject's assessment is logical considering economies of scale with its larger dwelling size when compared to the two best comparables. After considering adjustments to the two best comparables for differences from 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 improvement assessment based on inequity is not warranted.

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:

April 19, 2022



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Debra McNeela, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602