



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

APPELLANT: Mary Cecilia Gluekert
DOCKET NO.: 18-49540.001-R-1
PARCEL NO.: 03-19-107-013-0000

The parties of record before the Property Tax Appeal Board are Mary Cecilia Gluekert, 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 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: \$4,230
IMPR.: \$48,943
TOTAL: \$53,173

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 dwelling of stucco exterior construction with 2,773 square feet of living area. The home is approximately 57 years old. Features of the home include a full unfinished basement, central air conditioning, one fireplace, and a two-car garage. The property has a 9,400 square foot site and is located in Arlington Heights, Wheeling Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant marked contention of law and assessment inequity as the bases of the appeal. In support of the contention of law argument, the appellant disclosed that the subject property is an owner-occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 16-29984.001-R-1. The Board also takes judicial notice that the subject property was the subject matter of an appeal before the Property

Tax Appeal Board for the 2017 tax year under Docket Number 17-46125.001-R-1. In these appeals, the Property Tax Appeal Board issued decisions lowering the total assessment of the subject property to \$53,173. The appellant submitted a copy of the 2016 final decision by the Property Tax Appeal Board.

In support of the assessment inequity argument, the appellant submitted information on five comparables located within the same neighborhood code as the subject. The comparables are improved with two-story, class 2-06 or 2-78 dwellings of frame or frame and masonry exterior construction with varying degrees of similarity to the subject in age, dwelling size, and other features. The comparables have improvement assessments ranging from \$44,887 to \$48,195 or from \$15.82 to \$17.65 per square foot of living area.

In the legal brief, the appellant's attorney contends that 2018 is the last year of the 2016-2018 triennial assessment cycle for the subject property. The appellant's attorney requested the subject's assessment be revised so as not to exceed the PTAB's 2016 assessment of \$65,648 with an improvement assessment of \$56,916 or \$15.30 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 \$53,811. The subject property has an improvement assessment of \$49,581 or \$17.88 per square foot of living area. The notes on appeal revealed that 2016 was the beginning of the subject's general assessment cycle and that no township equalization factor was applied in 2018.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the same neighborhood code as the subject. The comparables are improved with class 2-78, two-story dwellings of frame or frame and masonry exterior construction with varying degrees of similarity to the subject in dwelling size, age, and other features. The comparables have improvement assessments ranging from \$39,549 to \$51,233 or from \$16.81 to \$20.70 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, in part, raised a contention of law asserting that the assessment of the subject property as established by the Property Tax Appeal Board for the 2016 tax year should be carried forward to the 2017 tax year pursuant to section 16-185 of the Property Tax Code. (35 ILCS 200/16-185). When a contention of law is raised the burden of proof is a preponderance of the evidence. (See 5 ILCS 100/10-15). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted on this basis.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction

establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board finds that section 16-185 of the Property Tax Code is controlling in this appeal. (35 ILCS 200/16-185) Thus, the equity evidence submitted by the appellant received no weight. The record disclosed the Property Tax Appeal Board issued a decision reducing the subject's assessment for the 2016 and 2017 tax years under Docket Numbers 16-29984.001-R- and 17-46125.001-R-1. The record further indicates the subject property is an owner-occupied dwelling and that 2016 through 2018 are within the same general assessment period for Wheeling Township. The record contains no evidence indicating the subject property sold in an arm's length transaction after the Board's decisions or that the decisions of the Property Tax Appeal Board have been reversed or modified upon review. For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior years' decisions, plus the application of an equalization factor, if any.

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: July 18, 2023



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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