



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

APPELLANT: Kenneth Kessler  
DOCKET NO.: 19-20895.001-R-1 through 19-20895.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Kenneth Kessler, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
19-20895.001-R-1	11-19-204-003-0000	16,875	114,487	\$131,362
19-20895.002-R-1	11-19-204-010-0000	6,120	11,649	\$17,769

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 2019 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 masonry construction with 5,808 square feet of living area. The dwelling is 111 years old. Features of the home include a full unfinished basement and a fireplace. The property has a 9,375 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement associated with Property Index Number (PIN) 11-19-204-003-0000 as the basis of the appeal. In support of this argument the appellant submitted information on five comparable properties, two of which are located within the same neighborhood code as the subject. The comparables are two-story dwellings of stucco, frame, masonry or frame and masonry exterior construction that range in size from 5,046 to 6,555 square feet of living area. The homes range in age from 109 to 117

years old and have full or partial basements, one of which has finished area. Two comparables have central air conditioning, each comparable has from one to three fireplaces and each comparable has a garage ranging in size from a 1-car to a 3.5-car. The comparables have improvement assessments ranging from \$75,710 to \$122,944 or from \$14.76 to \$18.76 per square foot of living area.

Based on this evidence the appellant requested that the improvement assessment associated with PIN 11-19-204-003-0000 be reduced to \$101,292 or \$17.44 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for PIN 11-19-204-003-0000 of \$131,362 and an improvement assessment of \$114,487 or \$19.71 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four comparable properties that are located within the same neighborhood code as the subject. Comparables #1 and #2 are also located on the same block as the subject. The comparables are two-story dwellings of frame, masonry or frame and masonry construction that range in size from 5,257 to 6,119 square feet of living area. The homes range in age from 108 to 121 years old and have full unfinished basements. Three comparables have central air conditioning, each comparable has one, two or six fireplaces and each comparable has either a 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$108,610 to \$161,680 or from \$20.37 to \$26.61 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 improvement assessment inequity associated with PIN 11-19-204-003-0000 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 nine comparable properties for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #2 and #3, due to their locations outside of the subject's neighborhood code. The Board also gives less weight to the board of review's comparable #3 due to its superior features, when compared to the subject. The Board finds the parties' remaining comparables are more similar to the subject in location, style, age, and features. However, each of these comparables have a garage associated with their improvement assessment, which the subject PIN lacks. Nevertheless, the best comparables have improvement assessments ranging from \$108,610 to \$124,644 or from \$18.73 to \$22.60 per square foot of living area. The improvement assessment associated with PIN 11-19-204-003-0000 of \$114,487 or \$19.71 per square foot of living area falls within the range established by the best comparables in the record. After considering adjustments to the best 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 improvement associated with PIN 11-19-204-003-0000 is inequitably assessed and a reduction in the subject's assessment 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.

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Chairman



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Member



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Member



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Member

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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: November 16, 2021



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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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