



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

APPELLANT: Alex Silverberg
DOCKET NO.: 19-20988.001-R-1
PARCEL NO.: 04-12-216-012-0000

The parties of record before the Property Tax Appeal Board are Alex Silverberg, 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: \$18,700
IMPR.: \$58,222
TOTAL: \$76,922

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 multi-level dwelling of frame and masonry construction with 3,012 square feet of living area. The dwelling is 61 years old. Features of the home include a finished partial basement, central air conditioning, two fireplaces and a 2-car garage. The property has a 11,000 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both overvaluation and assessment inequity with respect to the subject's improvement. In support of the overvaluation argument the appellant submitted evidence disclosing the subject property was purchased on August 15, 2018 for a price of \$710,000, but the subject was not advertised prior to its sale.

In support of the improvement assessment inequity argument, the appellant submitted a grid containing information on five comparable properties that are located within the same neighborhood code as the subject. The comparables are multi-level dwellings of masonry or frame and masonry construction that range in size from 2,574 to 2,737 square feet of living area. The homes range in age from 51 to 64 years old and have finished full or partial basements. Each comparable has central air conditioning, one or two fireplaces and either a 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$48,977 to \$53,530 or from \$17.89 to \$20.58 per square foot of living area.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$71,000, which reflects a market value of \$710,000 or \$235.72 per square foot of living area, land included, and the subject's improvement assessment be reduced to \$52,300 or \$17.36 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 \$76,922. The subject's assessment reflects a market value of \$769,220 or \$255.39 per square foot of living area, land included, when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. The subject has an improvement assessment of \$58,222 or \$19.33 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted a grid analysis containing four comparable properties that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 9,788 to 12,436 square feet of land area that are improved with multi-level dwellings of frame and masonry construction that range in size from 2,322 to 3,150 square feet of living area. The homes range in age from 58 to 61 years old and have finished full or partial basements. Three comparables have central air conditioning, each comparable has either one or two fireplaces and either a 1-car or a 2-car garage. Comparables #1 and #4 sold in January 2016 and December 2017 for prices of \$650,000 and \$715,000 or \$247.71 and \$303.09 per square foot of living area, including land, respectively. The comparables have improvement assessments ranging from \$48,006 to \$90,940 or from \$20.35 to \$28.87 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 in part that the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As an initial matter regarding the subject's August 2018 purchase, the Board gives less weight to this market value evidence as the sale was not an arm's-length sale transaction, due to the

property not being advertised prior to its sale. Therefore, the Board finds the best evidence of market value to be the board of review's comparables, which are similar to the subject in location, style, age and features. However, the comparables are considerably smaller than the subject. Nevertheless, these comparables sold in January 2016 and December 2017 for prices of \$650,000 and \$715,000 or \$247.71 and \$303.09 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$769,220 or \$255.39 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record on a total market value basis but within the range on a per square foot basis.. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their smaller size, the Board finds the subject's market value as reflected by its assessment is supported. Based on this evidence the Board finds a reduction in the subject's assessment is not warranted based on overvaluation.

The taxpayer also contends improvement assessment inequity as an alternative 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 nine equity comparables for the Board's consideration. The Board gives less weight to the board of review's comparable #2 due to its improvement assessment being an outlier, when compared to the improvement assessments of the other comparables in the record. The Board finds the parties' remaining comparables are similar to the subject in location, style, age and features. However, all of the comparables are considerably smaller than the subject. Nevertheless, the parties' comparables have improvement assessments ranging from \$48,006 to \$56,004 or from \$17.89 to \$21.34 per square foot of living area. The subject's improvement assessment of \$58,222 or \$19.33 per square foot of living area falls above the range established by the best comparable sales in this record on a total improvement assessment basis but within the range on a per square foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their smaller size, the Board finds the subject's total improvement assessment is supported. Based on this evidence, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed. As such, the Board finds a reduction in the subject's assessment based on assessment uniformity 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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