



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

APPELLANT: Richard Young
DOCKET NO.: 19-21948.001-R-1 through 19-21948.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Richard Young, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-21948.001-R-1	05-17-107-038-0000	16,537	0	\$16,537
19-21948.002-R-1	05-17-107-050-0000	12,825	68,813	\$81,638

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 two parcels. Parcel #1, identified as PIN #05-17-107-038-0000, has a land assessment with no improvement assessment to the property. Parcel #2, identified as PIN #05-17-107-050-0000, is improved with a two-story dwelling of frame exterior construction with 2,826 square feet of living area. The dwelling is approximately 102 years old and has a full unfinished basement. Other features include one fireplace and a two-car garage. The subject's two parcels are located in Glencoe, New Trier Township, Cook County. Parcel #2 is classified as a Class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends improvement assessment inequity as the basis of the appeal for Parcel #2 and did not contest the land assessments for either of the subject's two parcels. In support of this argument for Parcel #2, the appellant submitted information on four equity comparables that are

located within the same neighborhood code as the subject. The comparables are improved with Class 2-06 dwellings of frame exterior construction ranging in size from 3,348 to 3,614 square feet of living area. The dwellings range in age from 98 to 128 years old. Each comparable has a full basement with two having finished area, central air conditioning, one fireplace, and either a two-car or a three-car garage. The comparables have improvement assessments ranging from \$78,644 to \$83,421 or from \$22.00 to \$23.67 per square foot of living area. Based on this evidence, the appellant requested in the "Addendum to Petition" that the subject's improvement assessment for Parcel #2 be reduced to \$65,337 or \$23.12 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" for only Parcel #2 disclosing the subject's total assessment of \$81,638 with an improvement assessment of \$68,813 or \$24.35 per square foot of living area. In support of its contention of the correct assessment for Parcel #2, the board of review submitted information on four equity comparables that are located within the same neighborhood code as the subject. One comparable is also located within the same block as the subject. The comparables are improved with Class 2-06 dwellings of frame exterior construction ranging in size from 2,541 to 2,936 square feet of living area. The dwellings range in age from 96 to 106 years old. Each comparable has a partial or full basement with one having finished area and one fireplace. Three comparables each have central air conditioning, and three comparables have either a one-car or a two-car garage. The comparables have improvement assessments ranging from \$63,525 to \$77,436 or from \$25.00 to \$26.89 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

Initially, the Board finds the appellant is only requesting a reduction in the improvement assessment for Parcel #2 so only that parcel will be analyzed for equity. The parties submitted eight suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparables due to their significantly larger dwelling sizes when compared to the subject dwelling.

The Board finds the best evidence of assessment equity to be the board of review comparables. These four comparables are most similar to the subject in location, design, exterior construction, dwelling size, and other features. These four comparables have improvement assessments ranging from \$63,525 to \$77,436 or from \$25.00 to \$26.89 per square foot of living area, respectively. The subject's improvement assessment for Parcel #2 of \$68,813 or \$24.35 per square foot of living area falls within the range established by the best comparables contained in this record on an overall basis and below the range on a per-square-foot basis. Based on this

record, 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 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: January 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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