



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

APPELLANT: Tom Chong Suh  
DOCKET NO.: 19-36594.001-R-1  
PARCEL NO.: 04-05-401-019-0000

The parties of record before the Property Tax Appeal Board are Tom Chong Suh, the appellant, by attorney Jennifer Kanik, of the Law Offices of Terrence Kennedy Jr. 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:** \$24,871  
**IMPR.:** \$72,464  
**TOTAL:** \$97,335

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 an 18-year-old, two-story, single-family dwelling of frame and masonry construction with 5,217 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and a four-car garage. The property has a 26,180 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts assessment inequity as a basis of the appeal. However, no equity comparables were submitted. The appellant also asserts overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$700,000 as of January 1, 2019. The appraisal relied on the sales comparison approach, and it contained information on four comparable sales. The comparable

properties sold between September 2016 and March 2018. The comparable properties ranged: in price between \$609,000 to \$710,000; in size between 3,586 to 5,328; and in sale price per square foot between \$133.26 to \$181.54, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$97,335. The subject property has an improvement assessment of \$72,464 or \$15.55 per square foot of living area. The subject property's assessment reflects a market value of \$973,350, land included, or \$208.83 per square foot of living area, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables; all of which contained sales data. All were improved with a two-story, single-family dwelling of either masonry or stucco construction with a full or partial basement, central air conditioning, at least one fireplace and no less than a two-car garage. The improvements ranged in age: between four and 24-years-old; in size between 4,106 and 4,727 square feet of living area; in sale price per square foot between \$212.61 and \$306.28, including land; and in total assessed value of \$16.96 to \$20.60.

The matter was set for a hearing before an ALJ on August 25, 2023. On August 25, 2023, however, the parties entered into a written agreement to waive the hearing and have the matter decided on the evidence that had been submitted.

### **Conclusion of Law**

The taxpayer asserts 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 taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 on this basis is not warranted.

As a threshold matter, the Board finds by a preponderance of the evidence that the subject dwelling has 5,217 square feet of living area and a full unfinished basement. This finding is based upon the statements in the appraisal stating that this was the living area square footage and design, the sketch showing the dimensions of the home, and the written description of the measurements used in calculating the square footage. The appraiser who prepared the appraisal report visually inspected the home. In contrast, the board of review's statement on its information grid that the home has 4,661 square feet of living area and a partial basement are not supported by anything else in the board of review's submissions.

This Board gives limited weight to the appraisal, as two of the four comparables utilized, required significant gross adjustments; with comparable #4 at 22.2% and comparable #1 requiring a nearly 40% adjustment. Furthermore, comparable #2 is located 1.4 miles from the

subject and comparable #4 is located 2.73 miles from the subject. The Board concludes that the best evidence of the subject's market value is the board of review's sales comparables #2 and #3 and the appellant's comparables #2 and #3.

These comparables sold between May 2017, and July 2019, for amounts ranging from \$133.26 to \$261.81 per square foot of living area, land included in the sale price. The subject property's assessment reflects a market value of \$973,350, land included, or \$208.83 per square foot of living area, which is within the range established by the best comparables in the record. Accordingly, the Board determines that the appellant has failed to establish by a preponderance of the evidence that the subject property was overvalued. Based on the evidence, the Board therefore finds that a reduction in the subject's assessment on this basis is not justified.

The taxpayer also asserts assessment inequity as the basis of the appeal. The Illinois Constitution requires that real estate taxes, "be levied uniformly by valuation ascertained as the General Assembly shall provide by law." Ill. Const. art. IX, §4 (1970); Walsh v. Property Tax Appeal Board, 181 Ill. 2d 228, 234 (1998). This uniformity provision of the Illinois Constitution does not require absolute equality in taxation, however, and it is sufficient if the taxing authority achieves a reasonable degree of uniformity. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4<sup>th</sup> Dist. 2003).

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); Walsh, 181 Ill. 2d at 234 (1998). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof needed for a conviction of a crime. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). 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 Board finds the best evidence of assessment equity to be the board of review's comparables as the appellant failed to submit any evidence of equity comparables. These comparables had improvement assessments that ranged from \$16.96 to \$20.60 per square foot of living area. The subject's improvement assessment of \$15.55 per square foot of living area falls below the range established by the best comparables in this record. 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: October 17, 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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