



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

APPELLANT: David Adams
DOCKET NO.: 20-20729.001-R-1
PARCEL NO.: 11-19-117-004-0000

The parties of record before the Property Tax Appeal Board are David Adams, the appellant(s), by attorney Amy C. Floyd, Attorney at Law 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: \$3,984
IMPR.: \$26,258
TOTAL: \$30,242

Subject only to the State multiplier as applicable.

Findings of Fact

The subject property is improved with a 1.5-story dwelling of stucco construction containing 1,167 square feet of living area. As of the instant lien date the subject was 131 years old. Features of the home include an unfinished basement, no central air conditioning, and a one-car garage. The subject has a 2,490 square foot site and is in Evanston, Evanston Township, Cook County.

Appellant's appeal is based on assessment equity, and Appellant submitted information on four suggested comparable 1.5-1.9-story and one-story dwellings. They are frame construction. Appellant's comparables have full unfinished and full formal recreation room basements. None have air conditioning. Appellant's comparables range in size from 1,018 square feet to 1,491 square feet of living area and improvement assessments from \$22.31 to \$22.35 per square foot of living area. As of the lien date, Appellant's comparables ages range from 116 to 141 years old. Each comparable has the same neighborhood code as the subject property, with no further evidence on proximity to subject. The petition discloses that the subject is an owner-occupied residence.

The Cook County Board of Review (BOR) submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$32,406 was disclosed, or \$24.35 per square foot of living area.

The BOR also submitted four equity comparables in support of its final assessment. The properties are described as 1.5-story and one-story dwellings with one located within a quarter mile of the

subject; the other two are located within the same subarea. They are frame and stucco construction. None have air conditioning. As of the lien date the BOR comparables range from 98 to 126 years old. All have an unfinished basement. The comparables range from 1,016 to 1,395 square feet of building area and have improvement assessments from \$24.58 to \$26.63 per square foot of building area.

Conclusion of Law

Appellant 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 Appellant *did meet* this burden of proof and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of assessment equity to be the BOR comparable 3 and Appellant comparables 2 and 4. All three comparables are similar to the subject's improvement size. The three comparables are of similar age to the subject. BOR comparable 3 is located within a quarter mile of the subject. Appellant did not disclose the presented comparables' proximities to the subject.

These three comparables have improvement assessments that range from \$22.34 to \$24.58 per square foot of living area. The Board finds the BOR's evidence discloses that the subject is in poor condition and after adjustments to the comparables for this difference, the subject's assessment should be reduced from \$24.35 to \$22.50 per square foot of living area to account for this inferior characteristic.

Based on this record, the Board finds Appellant *did* demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed, and a reduction in the subject's assessment *is* 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: _____

August 20, 2024



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

David Adams, by attorney:
Amy C. Floyd
Attorney at Law
57 E. Delaware
#3101
Chicago, IL 60611

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602