



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

APPELLANT: Robert Neumann
DOCKET NO.: 20-21763.001-R-1
PARCEL NO.: 22-35-306-008-0000

The parties of record before the Property Tax Appeal Board are Robert Neumann, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$9,045
IMPR.: \$38,627
TOTAL: \$47,672

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 2020 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 frame and masonry exterior construction containing 3,845 square feet of living area. The dwelling is approximately 43 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 2-car garage. The property has a 40,201 square foot site and is located in Lemont, Lemont Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located in different neighborhood code than the subject property. The comparables were improved with class 2-08 dwellings of masonry or frame and masonry exterior construction that ranged in size from 3,896 to 4,377 square feet of living area. The dwellings range in age from 16 to 33 years old. The comparables have sites ranging in size from 20,459 to 52,576 square feet of land area. Each comparable has an unfinished basement, central air conditioning, one fireplace and either a 2-car or a 3-car garage.

The comparables sold from June 2018 to October 2019 for prices ranging from \$450,000 to \$550,000 or from \$113.92 to \$128.34 per square foot of living area, land included. Based on this evidence, the appellant requested that the assessment be reduced to \$47,672.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$53,390. The subject's assessment reflects a market value of \$533,900 or \$138.86 per square foot of living area, including land, when using 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 two equity comparables. The Board finds that the submission of equity comparables is not responsive to the appellant's market value claim, and the equity evidence presented by the board of review will not be further analyzed on this record.

Conclusion of Law

The appellant contends 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted four comparable sales for the Board's consideration on this limited record. The Board gave less weight to the appellant's comparable #2 due to its larger dwelling size when compared to the subject. The Board gave reduced weight to appellant's comparable #3 as this comparable sold in June 2018, which is 18 months prior to the January 1, 2020, assessment date and is less likely to be indicative of fair market value as of the subject's January 1, 2020 assessment date.

The Board finds the best evidence of market value to be the appellant's remaining comparables. These two comparables sold more proximate in time to the assessment date at issue and are more similar to the subject in location, design, dwelling size and features. These two comparables sold for prices of \$450,000 and \$500,000 or \$113.92 and \$128.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$533,900 or \$138.86 per square foot of living area, including land, which is greater than the two best comparable sales in this record. The Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, based on this record the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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: June 18, 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

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