



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

APPELLANT: RW Descendants, LLC
DOCKET NO.: 20-26475.001-C-1 through 20-26475.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are RW Descendants, LLC, 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 part** 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
20-26475.001-C-1	03-12-303-004-0000	42,656	245,000	\$287,656
20-26475.002-C-1	03-12-303-006-0000	316,188	24,468	\$340,656

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 is improved with a one-story office building of unknown construction with 10,000 square feet of building area. The building is 13 years old. A separate PIN¹ identifies the land and parking lot adjacent to the office building. The property has a 77,135 square foot site and is located in Wheeling, Wheeling Township, Cook County. The property is a class 5-17 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 three comparable sales². The comparable properties sold

¹ PIN ending in -004 identifies the subject improvement, while PIN ending in -006 identifies the adjacent parking lot and land. Appellant appeals both here.

² Appellant's comparable #1 neighbors the subject property and was previously owned by the same appellant. Originally the subject property and comparable #1 were identified by the same PIN ending in -002, until the sale of

between June 2018 and April 2019. The comparable properties ranged: in size between 6,548 and 13,328 square feet of living space; in price between \$390,000 to \$1,350,000; and in sale price per square foot between \$59.56 to \$101.29, including land. Based on this evidence, appellant requested a reduction in the subject's assessment to \$530,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$629,100. The subject's assessment reflects a market value of \$2,516,400 or \$115.38 per square foot of building area, including land, when applying the level of assessment for class 5 property of 25% under the Cook County Real Property Assessment Classification Ordinance.

Although the board of review sought and received an extension of time until November 30, 2021, to file its evidence, it did not submit any evidence prior to this deadline.

The matter was set for a hearing before a Board Administrative Law Judge on September 6, 2024. Prior to the hearing, however, the parties entered into a written agreement to waive the hearing and have the matter decided on the evidence that had been submitted.

Conclusions 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 meet this burden of proof in part and a partial reduction in the subject's assessment on this basis is warranted.

The Board concludes that while the board of review failed to submit any evidence, ultimately the burden of proof rests with the appellant. As it relates to PIN ending in -006, the appellant failed to show by a preponderance of the evidence that the market value of the subject property was inaccurate. It should be noted that comparable #1 was originally identified under the same PIN as the subject property until sold by this appellant. After its sale the appellant requested a PIN division. Following the PIN division, it is the appellant's contention the Assessor's Office incorrectly assigned a total land square footage of 106,298 versus what had historically been 99,116 square feet. However, this Board was not provided with sufficient evidence to support the factual conclusion appellant asserts as to the land size attributable to PIN ending in -006.

However, as it relates to PIN ending in -004, this Board finds the appellant did meet its burden of proof by establishing the property was overvalued. The Board concludes that the best evidence and only evidence of the subject's market value is appellant's comparables #1 through #3. Like

comparable #1 and a requested PIN division. Appellant's brief states this comparable was sold in April 2020, while the assessment grid in Section V of the Commercial Appeal form indicates it was sold in April 2019.

the subject property, these comparables are one-story, office buildings located within 4 miles of the subject property.

These comparables sold between January 2018 and April 2019, for amounts ranging from \$59.56 to \$101.29 per square foot of building area, land included in the sale price. The subject property's assessment reflects a market value of \$2,516,400 or \$115.38 per square foot of building area, which is above the range established by the best comparables in the record. Accordingly, the Board determines that the appellant has established 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 justified, solely as it relates to PIN -004.

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: _____

November 19, 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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