



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

APPELLANT: Rebecca Fruchtman
DOCKET NO.: 20-27885.001-R-1
PARCEL NO.: 14-28-315-002-0000

The parties of record before the Property Tax Appeal Board are Rebecca Fruchtman, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & 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:

LAND: \$19,800
IMPR.: \$71,045
TOTAL: \$90,845

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 three-story townhome of masonry exterior construction with 2,056 square feet of living area. The dwelling is approximately 130 years old. Features of the home include a finished basement and central air conditioning. The property has a 1,650 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-10 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 sales located within the same neighborhood code as the subject property. The comparables have sites ranging in size from 1,970 to 4,000 square feet of land area. The comparables are improved with class 2-10 townhomes of masonry exterior construction ranging in size from 2,049 to 2,246 square feet of living area. The homes

are 125 or 126 years old. The comparables each have an unfinished basement and central air conditioning. One comparable has two fireplaces, and two comparables have either a two-car or a four-car garage. The comparables sold from June 2017 to May 2019 for prices ranging from \$749,000 to \$920,000 or from \$333.48 to \$435.61 per square foot of living area, including land.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$79,332. The requested assessment reflects a market value of \$793,320 or \$385.86 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$90,845. The subject's assessment reflects a market value of \$908,450 or \$441.85 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located within the same neighborhood code as the subject. The comparables have sites ranging in size from 1,460 to 2,656 square feet of land area. The comparables are improved with class 2-10 townhomes of masonry exterior construction ranging in size from 1,392 to 3,137 square feet of living area. The homes range in age from 126 to 134 years old. The comparables have basements, one of which has finished area. Two comparables each have central air conditioning, two comparables have one or two fireplaces, and one comparable has a one-car garage. The comparables sold from February 2019 to November 2020 for prices ranging from \$955,000 to \$1,900,000 or from \$583.55 to \$686.06 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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

The parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #2 which sold in 2017, which is less proximate to the January 1, 2020 assessment date at issue than the other comparables in the record. The Board also gives less weight to board of review comparables #1 and #2 which differ from the subject in dwelling size.

The Board finds the best evidence of market value to be parties' remaining comparables which sold more proximate to the January 1, 2020 assessment date at issue and are more similar to the subject in age, dwelling size, foundation, and some features. However, these three comparables each lack basement finish area and one comparable has a garage, unlike the subject. These three

comparables sold from May 2019 to September 2020 for prices ranging from \$920,000 to \$1,337,500 or from \$435.61 to \$596.68 per square foot of living area, including land. The subject's assessment reflects a market value of \$908,450 or \$441.85 per square foot of living area, including land, which falls below the range established by the three best comparable sales in this record on an overall basis and within the range on a per square foot basis. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not warranted.

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 22, 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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