



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

APPELLANT: John and Darcy Powers
DOCKET NO.: 20-30347.001-R-1
PARCEL NO.: 05-34-404-007-0000

The parties of record before the Property Tax Appeal Board are John and Darcy Powers, the appellants; 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: \$19,800
IMPR.: \$65,796
TOTAL: \$85,596

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 masonry exterior construction with 3,443 square feet of living area. The dwelling is approximately 93 years old. Features of the home include a full basement with finished area, central air conditioning, a fireplace, and a two-car garage. The property has a 9,000 square foot site and is located in Wilmette, New Trier Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.¹

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellants submitted information on six equity

¹ The Board finds the only evidence of the subject's property description was provided within the appellant's evidence.

comparables that are located within the same neighborhood code as the subject property.² The comparables are improved with class 2-06 dwellings of frame or masonry exterior construction ranging in size from 3,188 to 3,596 square feet of living area. The dwellings range in age from 71 to 116 years old and have varying degrees of similarities in other features to the subject property. The comparables have improvement assessments ranging from \$49,439 to \$78,124 or from \$14.60 to \$22.20 per square foot of living area.

Based on this evidence the appellants requested the subject's improvement assessment be reduced to \$65,796 or \$19.11 per square foot of living area.

The appellants' submission included a copy of the "Cook County Board of Review" final decision for the 2020 tax year disclosing the subject has a total assessment of \$99,402. The evidence also revealed the subject has an improvement assessment of \$79,602 or \$23.12 per square foot of living area.

The board of review did not submit any evidence to support its assessment of the subject property or to refute the appellants' argument.

Conclusion of Law

The taxpayers contend 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 the appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the evidence submitted by the appellants as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board and is in default pursuant to Section 1910.69(a) of the rules of the Board. (86 Ill.Admin.Code §1910.40(a); 1910.69(a)).

The Board further finds the only evidence of assessment equity in this record to be the appellants' six equity comparables. The Board gives less weight to the appellants' comparables #2 and #3 which differ from the subject in age.

The Board finds the best comparables in the record to be the appellants' remaining comparables which are most similar in overall property characteristics to the subject property. These four comparables have improvement assessments ranging from \$58,277 to \$78,124 or from \$18.28 to

² In addition to the residential appeal form, the appellants submitted a written statement along with comparative analyses and photographs of multiple properties within the appellant's neighborhood and computer printouts from the Cook County Assessor's website of the property details for the subject property and each of the six equity comparables included in the appellants' grid analysis.

\$22.20 per square foot of living area. The subject's improvement assessment of \$79,602 or \$23.12 per square foot of living area falls above the range established by the best comparables in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellants demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment commensurate with the appellants' 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: July 19, 2022



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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