



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

APPELLANT: Celeste George
DOCKET NO.: 20-31297.001-R-1 through 20-31297.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Celeste George, the appellant, by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, Ltd. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
20-31297.001-R-1	18-06-131-013-0000	2,887	16,294	\$19,181
20-31297.002-R-1	18-06-131-014-0000	5,775	38,980	\$44,755

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 2-story dwelling of frame exterior construction with 2,779 square feet of living area. The dwelling is approximately 40 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a 2-car garage. The property has a combined 9,900 square foot site and is located in Western Springs, Lyons Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables located within the subject's assessment neighborhood. The comparables consist of 2-story class 2-78 dwellings of frame and masonry exterior construction ranging in size from 2,590 to 2,978 square feet of living area. The homes are 22 to 61 years old. Each dwelling has a

basement with one having finished area, a fireplace, and a 2-car garage. Four comparables have central air conditioning. The comparables have improvement assessments ranging from \$44,061 to \$62,156 or from \$17.01 to \$20.87 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$55,274 or \$19.89 per square foot of living area.

The appellant also provided a copy of the board of review final decision for both of the subject PINs that disclosed a total assessment of \$79,898. The appellant's appeal petition disclosed a total improvement assessment of \$71,236 or \$25.63 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for one of the subject's PINs. The board of review also noted in its Notes on Appeal that the subject was prorated between the two PINs.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the subject's assessment neighborhood. The comparables consist of 2-story class 2-78 dwellings of frame or frame and masonry exterior construction ranging in size from 2,043 to 2,330 square feet of living area. The homes are 24 to 57 years old. Each dwelling has central air conditioning, a basement with two having finished area, and a 2-car garage. Two comparables each have a fireplace. The comparables have improvement assessments ranging from \$54,204 to \$65,452 or from \$26.53 to \$29.13 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

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

The parties submitted a total of nine equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the board of review's comparables, which differ from the subject in dwelling size. The Board gives less weight to appellant comparable #2, which lacks central air conditioning, a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #3, #4, and #5, which are similar to the subject in dwelling size and features. These comparables have improvement assessments that range from \$44,061 to \$62,156 or from \$17.01 to \$20.87 per square foot of living area. The subject's improvement assessment of \$71,236 or \$25.63 per square foot of living area is above the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant demonstrated 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: 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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