



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

APPELLANT: Michelle Castle
DOCKET NO.: 20-40275.001-R-1
PARCEL NO.: 18-05-127-007-0000

The parties of record before the Property Tax Appeal Board are Michelle Castle, the appellant, by attorney Eric Feldman of Eric Feldman & Assoc. P.C. 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:

LAND: \$9,170
IMPR.: \$45,600
TOTAL: \$54,770

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 two-story dwelling of frame and masonry construction containing 2,181 square feet of living area. The dwelling is approximately 77 years old. Features of the property include a full unfinished basement, central air conditioning, 1½ bathrooms, and a three-car detached garage. The property has a 10,480 square foot site located in Western Springs, Lyons Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables improved with two-story dwellings of frame and masonry exterior construction that range in size from 2,022 to 2,188 square feet of living area. The homes range in age from 71 to 84 years old. Each comparable has a full unfinished basement, four

comparables have central air conditioning, four comparable have one or two fireplaces, each property has one to three full-bathrooms, three comparables have one half-bathroom, and each property has a one-car or a two-car garage. The appellant also indicated the subject has a partial attic with finished area and two comparables have partial unfinished attics. The comparables have the same classification code and neighborhood code as the subject property and are located from approximately .09 to .57 of a mile from the subject. The appellant's submission included a map depicting the location of the subject property and the comparables. Their improvement assessments range from \$39,036 to \$42,285 or from \$18.00 to \$20.91 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$42,333.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$75,685. The subject property has an improvement assessment of \$66,515 or \$30.50 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables improved with two-story dwellings of frame, masonry, or stucco exterior construction that range in size from 1,122 to 1,906 square feet of living area. The homes range in age from 68 to 113 years old. Each comparable has a partial or full basement with one having finished area, two comparables have central air conditioning, two comparables have one fireplace, and each property has a two-car garage. The comparables have 1½ to 2½ bathrooms. These properties have the same classification code and neighborhood code as the subject property. Their improvement assessments range from \$37,128 to \$67,295 or from \$31.16 to \$35.31 per square foot of living area.

Conclusion of Law

The appellant 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 Board finds the best evidence of assessment equity to be the appellant's comparables and these properties are, overall, more similar to the subject dwelling in size and/or age than are the comparables submitted by the board of review. The appellant's comparables also have varying degrees of similarity to the subject dwelling in features. These comparables have improvement assessments that range from \$39,036 to \$42,285 or from \$18.00 to \$20.91 per square foot of living area. The subject's improvement assessment of \$66,515 or \$30.50 per square foot of living area falls above the range established by the best comparables in this record. Based on this record 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:

May 21, 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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