



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

APPELLANT: Julia Mateja
DOCKET NO.: 20-40943.001-R-1
PARCEL NO.: 04-09-307-009-0000

The parties of record before the Property Tax Appeal Board are Julia Mateja, the appellant; 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: \$7,796
IMPR.: \$58,274
TOTAL: \$66,070

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 two-story dwelling of masonry exterior construction with 2,518 square feet of living area. The dwelling is approximately 13 years old. Features of the home include a full finished basement, central air conditioning, two fireplaces, and a two-car garage. The property has a 7,425 square foot site and is located in Northbrook, Northfield 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 subject's improvement as the basis. In support of this argument, the appellant provided a "Lack of Uniformity Report" containing a grid analysis of six selected equity comparables along with photographs and a map of the comparables depicting their location in relation to the subject property. In addition, the appellant submitted a memorandum arguing the six comparables have an average improvement assessment ("Equity Ratio") which is lower than the subject property and provided a list of 10

additional properties with limited property characteristics to further demonstrate the subject is over assessed.¹

The appellant's grid analysis of six equity comparables are located within the same neighborhood code as the subject property. The comparables are improved with class 2-78, two or more story dwellings of frame, masonry or frame and masonry exterior construction ranging in size from 2,300 to 2,768 square feet of living area. The dwellings range in age 10 to 15 years old and have full basements, four of which have finished area. Each comparable has central air conditioning, one fireplace, and a two-car garage. The comparables have improvement assessments ranging from \$52,061 to \$56,980 or from \$20.57 to \$22.64 per square foot of living area.

Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$53,678 or \$21.32 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$66,070. The subject has an improvement assessment of \$58,274 or \$23.14 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 located within the same neighborhood code as the subject property. The comparables are improved with class 2-78, two-story dwellings of masonry exterior construction ranging in size from 2,368 to 2,812 square feet of living area. The dwellings range in age from 4 to 13 years old. Three comparables each have one or two fireplaces. Each comparable has a full finished basement, central air conditioning, and a two-car garage. The comparables have improvement assessments ranging from \$56,832 to \$67,090 or from \$23.47 to \$26.26 per square foot of living area.

Based on this evidence, the board of review requested that the subject's assessment be confirmed.

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

¹ The Board will not consider the appellant's list of additional properties in its final analysis because the record did not contain enough descriptive property characteristics for these properties in order for the Board to conduct a meaningful comparative analysis.

The parties submitted ten suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1, #4 and #5 which have unfinished basements, unlike the subject's finished basement. The Board also gives less weight to the board of review comparable #3 due to the dwelling's newer age when compared to the subject dwelling.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables. These comparables are relatively similar to the subject in location, age, dwelling size, finished basement, and most features. These six comparables have improvement assessments ranging from \$52,072 to \$67,090 or from \$20.59 to \$24.04 per square foot of living area. The subject's improvement assessment of \$58,274 or \$23.14 per square foot of living area falls within the range established by the best comparables in this record.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality or a calculation of an "average equity ratio" as the appellant suggests. The decision of the Property Tax Appeal Board must be based upon equity and the weight of evidence, not upon a simplistic statistical formula of using the average improvement assessment per square foot of living area of those comparables determined to be most similar to the subject. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence.

Based on the evidence in this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's improvement assessment is not 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Julia Mateja
2411 Oak Ave.
Northbrook, IL 60062

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602