



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

APPELLANT: Ronald Baade
DOCKET NO.: 21-25082.001-R-1
PARCEL NO.: 05-20-100-013-0000

The parties of record before the Property Tax Appeal Board are Ronald Baade, the appellant, by attorney Abby L. Strauss of Schiller Law 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 **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: \$61,158
IMPR.: \$92,203
TOTAL: \$153,361

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 2021 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 frame and masonry exterior construction with 6,362 square feet of living area. The dwelling is approximately 101 years old. The home features a partial basement that is finished with a formal recreation room,¹ six full bathrooms, four fireplaces and a two-car garage. The property has a 40,772 square foot site and is located in Winnetka, New Trier Township, Cook County. The subject is classified as a class 2-09 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 four equity

¹ The board of review disclosed the subject dwelling has a basement finished with a formal recreation room, which was not refuted by the appellant. The board of review also reported the subject property has other improvements but did not provide a description of these improvements.

comparables that are located in Winnetka, Northfield or Glencoe, none of which have the same assessment neighborhood code as the subject. Each comparable has the same property classification code as the subject. The comparables are improved with dwellings of frame and masonry exterior construction ranging in size from 6,117 to 7,084 square feet of living area. The dwellings are from 23 to 80 years old. Each comparable has a full or partial basement. No data was provided by the appellant concerning finished basement area. Each comparable has central air conditioning, four or six full bathrooms, one to four fireplaces and either a two-car or a three-car garage. The comparables have improvement assessments that range from \$38,596 to \$80,709 or from \$5.57 to \$13.19 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$53,250 or \$8.37 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 \$153,361. The subject property has an improvement assessment of \$92,203 or \$14.49 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on two equity comparables that have the same assessment neighborhood code and property classification code as the subject. The comparables are located within ¼ of a mile from the subject property or within the subject's subarea. The comparables are improved with two-story dwellings of masonry exterior construction containing 5,182 or 5,289 square feet of living area. The dwellings are 50 or 94 years old. The comparables each have a full or partial basement, one of which has finished area. Each comparable has central air conditioning, four or five full bathrooms, one or two half bathrooms, two fireplaces and either a two-car or a three-car garage. Comparable #1 was reported to have other features but the board of review did not provide a description of these improvements. The comparables have improvement assessments of \$84,311 and \$87,669 or \$16.27 and \$16.58 per square foot of living area, respectively. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant argued that the board of review comparables differ from the subject in living area and/or age. The appellant also noted the board of review only provided two comparable properties.

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.

The parties submitted a total of six comparable properties for the Board's consideration. The appellant's comparables have the same property classification as the subject and are more similar to the subject dwelling in size. However, all four comparables are located outside of the

subject's neighborhood and have different neighborhood codes. Additionally, two of the appellant's comparables are also located in different cities than the subject. The board of review's comparables have the same neighborhood code and property classification code as the subject property. However, the comparables have smaller dwelling sizes when compared to the subject. Additionally, the parties' six comparables have other features with varying degrees of similarity to the subject. These differences suggest adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables have improvement assessments ranging from \$38,596 to \$87,669 or from \$5.57 to \$16.58 per square foot of living area. The subject's improvement assessment of \$92,203 or \$14.49 per square foot of living area falls above the range established by the comparables in this record on a total improvement assessment basis and within the range on a per square foot basis. However, after adjusting the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this record 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 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

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: _____

March 18, 2025

Clerk of the Property Tax Appeal Board

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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