



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

APPELLANT: Howard Stolar
DOCKET NO.: 21-38652.001-R-1
PARCEL NO.: 14-33-408-004-0000

The parties of record before the Property Tax Appeal Board are Howard Stolar, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$43,437
IMPR.: \$106,562
TOTAL: \$149,999

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 2-story multi-family building of masonry exterior construction with 3,446 square feet of building area. The building is approximately 133 years old. Features of the building include an unfinished basement and a 2-car garage. The property has an approximately 3,475 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located in the same assessment neighborhood code and from 0.80 of a mile to 1.10 miles from the subject property. The comparables have sites that range in size from 2,943 to 3,350 square feet of land area and are improved with either a class 2-06 single family residential dwelling or a class 2-11 multi-family

building of masonry exterior construction ranging in size from 3,121 to 3,997 square feet of area. The building/dwellings range in age from 125 to 140 years old. Each comparable has a basement and from a 2-car to a 3-car garage. One comparable has 2 fireplaces. The properties sold from March 2018 to August 2020 for prices ranging from \$1,175,000 to \$1,400,000 or from \$339.99 to \$398.90 per square foot of area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$127,193 which reflects a market value of \$1,271,930 or \$369.10 per square foot of building area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$149,999. The subject's assessment reflects a market value of \$1,499,990 or \$435.28 per square foot of building area, land included, when applying the level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties where only comparable #4 had a recent sale. Comparable #4 is located in the same assessment neighborhood code and within ¼ of a mile of the subject property. The comparable has a 3,125 square foot site size improved with a 2-story class 2-11 multi-family building of masonry exterior construction with 3,450 square feet of building area. The building is 143 years old and features a basement finished with an apartment, central air conditioning, two fireplaces and a 2.5-car garage. The comparable sold in December 2022 for a price of \$2,300,000 or \$666.67 per square foot of building area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal, the value of the property must be proven by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales, or construction costs. 86 Ill.Admin.Code §1910.65(c). 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 five comparable sales for the Board's consideration. The Board gives less weight to appellant comparable #1 which is a class 2-06 property in contrast to the subject's 2-11 classification.

The Board finds the appellant comparables #2, #3 and #4 along with board of review comparable #4 are similar to the subject in location, age and classification. These comparables sold from March 2018 to December 2022, or from 17 months prior to 23 months after the January 1, 2021 assessment date, for prices ranging from \$1,240,000 to \$2,300,000 or from \$340.30 to \$666.67 per square foot of building area, land included. The subject's market value of \$1,499,990 or \$435.28 per square foot of building area, land included, falls within the range established by the best comparables in this record. On this limited record, and after considering appropriate

adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

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: _____

April 15, 2025



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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