



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

APPELLANT: Yun Pearson
DOCKET NO.: 21-38753.001-R-1
PARCEL NO.: 14-33-306-056-0000

The parties of record before the Property Tax Appeal Board are Yun Pearson, 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: \$10,500
IMPR.: \$63,500
TOTAL: \$74,000

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 three-story dwelling of masonry exterior construction with 1,876 square feet of living area. The dwelling is approximately 27 years old. Features of the home include a concrete slab foundation, central air conditioning, 2½ bathrooms, a fireplace and a two-car garage. The property has an 840 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-95 property, a townhome or row house up to 62 years of age, 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 comparables that have the same assessment neighborhood code and property classification code as the subject, one of which is located on the same street as the subject property. The

comparables are improved with dwellings of masonry exterior construction ranging in size from 1,868 to 1,928 square feet of living area. The dwellings are from 19 to 31 years old. The comparables each have a concrete slab foundation, central air conditioning, either 2, 2½ or 3 bathrooms, a fireplace and a one-car or a two-car garage. The comparables have improvement assessments that range from \$55,150 to \$57,238 or from \$29.52 to \$30.33 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$56,130 or \$29.92 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 \$74,000. The subject property has an improvement assessment of \$63,500 or \$33.85 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 that have the same assessment neighborhood code and property classification code as the subject. The comparables are located either on the same street and within the same block as the subject or approximately ¼ of a mile from the subject property. The comparables are improved with three-story dwellings of masonry exterior construction containing 1,606 or 1,876 square feet of living area. The dwellings are 27 or 35 years old. Two comparables each have a concrete slab foundation and two comparables each have a full basement with finished area. Each comparable has central air conditioning, 2½ or 3 bathrooms, one or two fireplaces and either a one-car or a two-car garage. The comparables have improvement assessments that range from \$55,812 to \$63,500 or from \$33.85 to \$35.30 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight comparable properties for the Board's consideration. The Board has given less weight to board of review comparables #3 and #4 due to their smaller dwelling sizes and finished basements, when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables, along with board of review comparables #1 and #2, which are similar to the subject in location and similar, if not identical to the subject in dwelling size, age and some features. The comparables have improvement assessments ranging from \$55,150 to \$63,500 or from \$29.52 to \$33.85 per square foot of living area. Most weight was given to board of review comparables #1 and #2 which are identical to the subject dwelling in size, age, bathroom count and garage capacity, and each of these comparables has an improvement assessment of \$63,500 or \$33.85 per square foot

of living area. The subject's improvement assessment of \$63,500 or \$33.85 per square foot of living area falls at the upper end of the range established by the best comparables in the record and is well supported by the two most similar comparables in the record, board of review comparables #1 and #2. Therefore, based on this record and after considering adjustments to the best comparables in the 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

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

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

APPELLANT

Yun Pearson, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld & Associates, LLC
40 Skokie Blvd
Suite 150
Northbrook, IL 60062

COUNTY

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