



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

APPELLANT: Robert Hartoun
DOCKET NO.: 21-50401.001-R-1
PARCEL NO.: 10-22-215-054-0000

The parties of record before the Property Tax Appeal Board are Robert Hartoun, 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: \$6,995
IMPR.: \$59,796
TOTAL: \$66,791

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 dwelling of masonry exterior construction with 4,044 square feet of living area. The dwelling is approximately 13 years old. Features of the home include a full basement with finished area, central air conditioning, two fireplaces, and a 2-car garage. The property has a 7,364 square-foot site and is located in Skokie, Niles Township, Cook County. The subject is classified as a class 2-08 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 seven comparables that are located within different neighborhood codes than the subject. The comparables consist of class 2-08 dwellings of masonry exterior construction ranging in size from 4,261 to 4,385 square feet of living area. The dwellings are 10 to 55 years old. The appellant reported each

comparable has a full basement, but no data was provided if the basements have finished area. Each comparable has central air conditioning, one or two fireplaces, and a 2-car garage. The comparables have improvement assessments ranging from \$49,609 to \$55,308 or from \$11.37 to \$12.96 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$52,848 or \$13.07 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 \$66,791. The subject property has an improvement assessment of \$59,796 or \$14.79 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four comparables, one of which is located with the same neighborhood code and same block as the subject. The comparables consist of class 2-08, 2-story dwellings of masonry or frame and masonry exterior construction ranging in size from 3,878 to 4,388 square feet of living area. The dwellings are from 7 to 23 years old. Each comparable a partial or a full basement, two of which have finished area, central air conditioning, one fireplace, and either a 2-car or a 3-car garage. The board of review noted their comparables are very close to subject in age, construction, "BSF," and proximity (comps located within ¼ mile of subject), and the average building assessed values per square foot for all comparables is higher than the subject. The comparables have improvement assessments ranging from \$63,096 to \$67,813 or from \$14.42 to \$17.37 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellant pointed out the board of review comparable #1 differs from the subject in construction.

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

The parties submitted eleven equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #1 and #5 which are significantly older in age to the subject dwelling.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2, #3, #4, #6 and #7 as well as the board of review comparables that are relatively similar to the subject in design, age, dwelling size, and most features. These nine comparables have improvement assessments that range from \$49,609 to \$67,813 or from \$11.55 to \$17.37 per square foot of living area. The subject's improvement assessment of \$59,796 or \$14.79 per square foot of living area falls within the range established by the most similar comparables in this record.

Furthermore, the subject's improvement assessment falls below the board of review comparable #3 which is the only comparable in the record that is located in the same neighborhood code and block as the subject and is also similar in overall property characteristics to the subject. After considering adjustments to the most similar comparables for differences from 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 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: _____

May 20, 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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