



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

APPELLANT: Eva McKee
DOCKET NO.: 22-20749.001-R-1
PARCEL NO.: 01-02-206-020-0000

The parties of record before the Property Tax Appeal Board are Eva McKee, 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: \$17,158
IMPR.: \$48,842
TOTAL: \$66,000

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 2022 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 dwelling of masonry exterior construction with 3,042 square feet of gross living area. The dwelling was built in 1937 and is approximately 85 years old. Features of the home include an unfinished basement, 4-full bathrooms and a 4-car garage. The property has an approximately 17,158 square foot site and is located in Barrington, Barrington 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 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 located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story class 2-11 multi-family dwellings of masonry exterior construction ranging in size from 2,622 to 3,700 square feet of gross living area. The homes

range in age from 49 to 54 years old. Two comparables have a basement, with one having finished area and two comparables each have a crawl space foundation. Each dwelling has 2-full and 2-half bathrooms, central air conditioning and a 2-car garage. The comparables have improvement assessments ranging from \$38,496 to \$56,760 or from \$14.68 to \$15.59 per square foot of gross living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$46,451 or \$15.27 per square foot of gross living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$66,000. The subject property has an improvement assessment of \$48,842 or \$16.06 per square foot of gross living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 2-story class 2-11 multi-family dwellings of frame exterior construction ranging in size from 1,740 to 2,780 square feet of gross living area. The homes range in age from 115 to 144 years old. Each comparable has a basement, one of which is finished with an apartment. Each property has 2 or 3-full bathrooms. Two dwellings have central air conditioning and three properties have either a 2-car or a 3-car garage. The comparables have improvement assessments ranging from \$34,588 to \$54,552 or from \$16.44 to \$24.88 per square foot of gross living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellant submitted a copy of an appraisal for the subject property which has an effective date of January 1, 2023 not previously submitted by the appellant. Section 1910.66(c) of the rules of the Property Tax Appeal Board provides:

Rebuttal evidence shall not consist of new evidence such as an appraisal or newly discovered comparable properties. A party to the appeal shall be precluded from submitting its own case in chief in the guise of rebuttal evidence. (86 Ill.Admin.Code 1910.66(c))

Pursuant to this rule, the Property Tax Appeal Board finds that the appraisal submitted by the appellant is improper rebuttal evidence and will not be considered by the Board in its determination of the correct assessment.

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 eight equity comparables for the Board's consideration. The Board finds both parties' comparables differ from the subject in age, being from 28 years newer to 62 years

older in age when compared to the subject. Nevertheless, the Board gives less weight to appellant comparables #2, #3 and #4 which differ from the subject in dwelling size, foundation type and/or finished basement area. The Board gives less weight to board of review comparables #1, #2 and #3 which differ from the subject in dwelling size, finished basement area and/or lack a garage when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant comparables #1 and board of review comparable #4 which are more similar to the subject in location, design, dwelling size and some features. However, these best comparables present varying degrees of similarity to the subject in age, bathroom count, garage capacity among other features, suggesting adjustments are needed to make these properties more equivalent to the subject. These two comparables have improvement assessments of \$38,496 and \$54,552 or \$14.68 and \$21.22 per square foot of gross living area. The subject's improvement assessment of \$48,842 or \$16.06 per square foot of gross living area is bracketed by the two best comparables in this record. After considering adjustments to the 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

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: September 16, 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

Eva McKee, 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