



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

APPELLANT: Rick Pasquesi
DOCKET NO.: 22-22549.001-R-1
PARCEL NO.: 05-20-221-012-0000

The parties of record before the Property Tax Appeal Board are Rick Pasquesi, 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 **A Reduction** 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: \$17,875
IMPR.: \$52,860
TOTAL: \$70,735

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 dwelling of stucco exterior construction with 2,178 square feet of living area. The dwelling was built in 1902 and is approximately 120 years old. Features of the home include an unfinished basement, 1½ bathrooms, central air conditioning, one fireplace, a 1-car garage and “other improvements,” not further described. The property has an approximately 6,500 square foot site and is located in Winnetka, New Trier Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation and assessment inequity with respect to the improvement assessment. The subject's land assessment was not challenged.

In support of the overvaluation argument the appellant submitted evidence disclosing the subject property was purchased on January 8, 2021 for a price of \$675,000. The appellant completed Section IV – Recent Sale Data disclosing the transaction was not between family members or related corporations, that the subject was sold with help from a Realtor and was advertised in the Multiple Listing Service (MLS). The appellant further disclosed the sale transaction reflected a contract for deed entered into on January 1, 2021. The appellant submitted the settlement statement which reiterated the sale date and sale price. No payment of commissions to real estate agents was reported in the settlement statement.

As to the inequity argument the appellant submitted information on four equity comparables located in the same assessment neighborhood code as the subject. The comparables are improved with class 2-05 dwellings of frame exterior construction ranging in size from 1,882 to 2,198 square feet of building area. The buildings range in age from 101 to 128 years old. Each comparable has a basement, central air conditioning, one fireplace and a 2-car garage. The comparables have improvement assessments ranging from \$46,663 to \$58,425 or from \$22.06 to \$27.29 per square foot of building area.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$70,735. The requested assessment reflects a total market value of \$707,350 or \$324.77 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%. The request would lower the subject's improvement assessment to \$52,860 or \$24.27 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$80,754. The requested assessment reflects a total market value of \$807,540 or \$370.77 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%. The subject has an improvement assessment of \$62,879 or \$28.87 per square foot of building area.

In support of its contention of the correct assessment on both uniformity and market value bases, the board of review submitted information on three comparable sales, two of which are located in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 8,325 to 10,860 square feet of land area that are improved with 2-story class 2-05 dwellings of frame, masonry or stucco exterior construction ranging in size from 1,687 to 2,194 square feet of dwellings area. The dwellings range in age from 73 to 114 years old. Each comparable has a basement, two of which have finished area. Each dwelling has 1½ or 2 bathrooms, one fireplace and a 1-car or a 2-car garage. One home has central air conditioning. The comparables sold from November 2019 to July 2021 for prices ranging from \$700,000 to \$755,000 or from \$324.98 to \$447.54 per square foot of dwelling area, land included. The comparables have improvement assessments ranging from \$52,066 to \$66,600 or from \$25.25 to \$36.81 per square foot of dwelling area.

The board of review's grid analysis reported the subject property sold in February 2021 for a price of \$675,000. The board of review included comments arguing the submitted comparables properties are "close to subject in age, construction, BSF and proximity." The board of review

opined, based on its comparable properties, a potential purchase price for the subject of \$849,704 which exceeds the subject's current market value based on its assessment. The board of review further asserted that the average improvement assessment per square foot of the comparable properties is \$30.80 which is higher than the subject's per square foot improvement assessment and therefore supports 2022 equity. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends, in part, 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 proved 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 met this burden of proof and a reduction in the subject's assessment, based on overvaluation is warranted.

The appellant submitted evidence of a recent sale of the subject property and the board of review submitted three comparable sales for the Board's consideration. The Board gives less weight to the board of review comparable sales which differ from the subject in location, age, dwelling size, finished basement amenity and/or sold in 2019, less proximate to the January 1, 2022 assessment date.

The Board finds the best evidence of market value to be the undisputed purchase of the subject property in January 2021 for a price of \$675,000. The appellant provided evidence demonstrating the sale had elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the transaction was facilitated by a Realtor and had been advertised in the Multiple Listing Service. In further support of the transaction the appellant submitted a copy of the settlement statement. The Board finds the purchase price is below the market value reflected by the assessment. The Board further finds the board of review did not present any evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. Based on this record the Board finds a reduction based on overvaluation, commensurate with the appellant's request, is warranted.

The appellant also contends the market value of the subject property is not accurately reflected in its assessed valuation. 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). After considering the reduction to the subject's assessment based on overvaluation, the Board finds a further reduction in the subject's assessment based on inequity 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

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