



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

APPELLANT: Thomas Jones
DOCKET NO.: 22-23930.001-R-1
PARCEL NO.: 05-32-202-071-0000

The parties of record before the Property Tax Appeal Board are Thomas Jones, the appellant, by Amy C. Floyd, attorney at law 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: \$14,784
IMPR.: \$90,216
TOTAL: \$105,000

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 is improved with a two-story dwelling of frame exterior construction containing 3,440 square feet of living area. The dwelling is approximately 18 years old. Features of the property include a full unfinished basement, central air conditioning, two fireplaces, 3½ bathrooms and a 2-car garage. The property has an 8,448 square foot site located in Wilmette, New Trier Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables composed of class 2-78 properties improved with two-story dwellings of frame, masonry or frame and masonry exterior construction that range in size from 3,416 to 3,714 square feet of living area. The homes range in age from 16 to 26 years old. Three comparables have a full basement and one comparable has a crawl space foundation. Each comparable has

central air conditioning and 2½ or 3½ bathrooms. Two comparables have one or two fireplaces. The appellant did not disclose whether the comparables have garages. The comparables have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$60,300 to \$70,132 or from \$16.24 to \$19.14 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$62,333.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$105,000. The subject property has an improvement assessment of \$90,216 or \$26.23 per square foot of living area. The board of review disclosed the subject property has other improvements but provided no further description of these improvements. In support of its contention of the correct assessment the board of review submitted information on four equity comparables consisting of class 2-78 properties improved with two-story dwellings of frame exterior construction that range in size from 3,054 to 3,583 square feet of living area. The homes range in age from 8 to 19 years old. Each property has a full basement with a formal recreation room, central air conditioning, one to three fireplaces, 4½ or 5 bathrooms, and a 2-car garage. The comparables have the same assessment neighborhood code as the subject property and are located in the same block or ¼ of a mile from the subject property. Two comparables are located along the same street as the subject property. Their improvement assessments range from \$87,952 to \$119,787 or from \$28.80 to \$33.43 per square foot of living area.

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 information on eight equity comparables to support their respective positions. The Board gives less weight to appellant's comparable #1 due to differences from the subject in foundation. The Board gives less weight to board of review comparable #3 due to differences from the subject dwelling in size. The Board gives most weight to appellant's comparables #2, #3 and #4 as well as board of review comparables #1, #2 and #4 that range in size from 3,327 to 3,689 square feet of living area and in age from 8 to 25 years old. The appellant did not disclose whether his comparables have a garage, like the subject, which detracts from the Board's ability to determine the degree of similarity of these properties to the subject property. Board of review comparables #1, #2 and #4 are superior to the subject by having finished basement area and 1 or 1½ more bathrooms than the subject suggesting each of these properties would require a downward adjustment to make them more equivalent to the subject. Board of review comparable #2 has one more fireplace than the subject requiring a downward adjustment to the comparable for this difference. Conversely, appellant's comparables #2, and #3 as well as board of review comparable #1 have one less fireplace than the subject necessitating upward adjustments to make them more equivalent to the subject for this difference. These six comparable have improvement assessments that range from \$63,541 to

\$119,787 or from \$17.22 to \$33.43 per square foot of living area. Board of review comparable #1 is most similar to the subject in location with an improvement assessment of \$104,999 or \$29.43 per square foot of living area. The subject's improvement assessment of \$90,216 or \$26.23 per square foot of living area is within the range established by the best comparables in this record and is well supported by the best comparable in the record in terms of location. Based on this 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: March 18, 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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