



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

APPELLANT: David Grund
DOCKET NO.: 22-24504.001-R-1
PARCEL NO.: 04-12-206-018-0000

The parties of record before the Property Tax Appeal Board are David Grund, the appellant, by attorney Christopher M. Caira, of KBC Law Group, 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: \$33,977
IMPR.: \$157,022
TOTAL: \$190,999

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 1.5-story dwelling of stucco exterior construction with 5,411 square feet of living area and which is approximately 31 years old. Features include a partial basement, central air conditioning, 4 full bathrooms, 2 half-baths, two fireplaces, and a 1.5-car garage. The property has a 19,987 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located in the same neighborhood code as the subject and from .55 to .71 of a mile from the subject. The comparables consist of class 2-04 1.5-story dwellings of frame or frame and masonry exterior construction which range in age from 60 to 67 years old. The dwellings

range in size from 4,156 to 5,631 square feet of living area. Features include a full or partial basement, central air conditioning, 3 or 5 full bathrooms, one or two fireplaces, and a two-car or a three-car garage. The comparables have improvement assessments ranging from \$94,430 to \$158,625 or from \$22.72 to \$28.17 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$134,445 or \$24.85 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 \$190,999. The subject property has an improvement assessment of \$157,022 or \$29.02 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 located in the same neighborhood code as the subject and ¼ of a mile from the subject. Board of review comparable #1 is the same property as appellant's comparable #1, although the parties differ on the story height description of the dwelling. The comparables consist of class 2-04 1-story or 1.5-story dwellings of masonry or frame and masonry exterior construction which range in age from 13 to 67 years old. The dwellings range in size from 2,352 to 5,631 square feet of living area. The comparables have full or partial basements, central air conditioning, 3 or 4 full bathrooms, two comparables each have 1 or 2 half-baths, one to three fireplaces, and a two-car or a four-car garage. The comparables have improvement assessments ranging from \$75,191 to \$158,625 or from \$24.54 to \$38.57 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 a total of six suggested equity comparables, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. Other than similarity in neighborhood code, classification and location, none of the comparables presented by the parties are particularly similar to the subject property herein. Nevertheless, the Board has given reduced weight to board of review comparable #4, due to its significant difference in dwelling size of more than 56% when compared to the subject and when compared to other comparables in the record which are somewhat more similar to the subject in dwelling size.

The Board finds the best evidence of assessment equity in the record consists of the appellant's comparables along with board of review comparables #1, #2 and #3, which includes the common

property. These comparables necessitate numerous adjustments for differences in age as one comparable is only 13 years old and the remaining comparables are 60 to 67 years old, in contrast to the subject which is 31 years old. The dwelling sizes range from 3,064 to 5,631 square feet of living area whereas the subject contains 5,411 square feet of living area. Adjustments are also necessary to each of the best comparables for differences in bathroom count, fireplace count and/or garage capacity when compared to the subject, in order to make the comparables more similar to the subject property. The best comparables have improvement assessments ranging from \$75,191 to \$158,625 or from \$22.72 to \$38.57 per square foot of living area. The subject's improvement assessment of \$157,022 or \$29.02 per square foot of living area is bracketed by the best comparables in the record both in terms of overall improvement assessment and on a per-square-foot of living area basis. The parties' common comparable #1 supports the subject's improvement assessment once significant upward adjustments for inferior age of 67 years old are made to make the dwelling more similar to the 31-year-old subject.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence.

Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject to make the comparables more similar to 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: _____

August 19, 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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