



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

APPELLANT: Oliver Haynold  
DOCKET NO.: 22-25320.001-R-1  
PARCEL NO.: 11-07-119-032-0000

The parties of record before the Property Tax Appeal Board are Oliver Haynold, 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:** \$8,750  
**IMPR.:** \$42,250  
**TOTAL:** \$51,000

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 1.5-story dwelling of frame construction with 1,536 square feet of living area that is approximately 134 years old. The features of the subject property include 1½ baths, a full unfinished basement, and a 1-car garage. The property has a 3,500 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-03 property<sup>1</sup> 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 from .2 to .4 of a mile from the subject and within the same assessment neighborhood code as the subject property. The comparables consist of 1-story, class 2-03

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<sup>1</sup> One-story residence, any age, with 1,000 to 1,800 square feet of living area.

dwelling of frame construction ranging in size from 1,431 to 1,776 square feet of living area and ranging in age from 49 to 139 years old. Each comparable features a full or partial basement, but it was not disclosed whether the basements have a finished area. Each comparable also features one to three full baths with two comparables each having an additional ½-bath. One comparable has a fireplace, and two comparables have a 2-car or a 2.5-car garage. The comparables have improvement assessments that range from \$35,750 to \$47,500 or from \$24.98 to \$26.75 per square foot of living area. The appellant also submitted a brief requesting a reduction to the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$51,000. The subject property has an improvement assessment of \$42,250 or \$27.51 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located within ¼ of a mile from the subject and in the same assessment neighborhood code as the subject property. The comparables consist of 1.5-story, class 2-03 dwellings of frame construction ranging in size from 1,334 to 1,615 square feet of living area and ranging in age from 119 to 132 years old. The comparables each feature either 1½ or 2 baths, a full unfinished basement, and two comparables have a 1-car or a 2-car garage. The comparables have improvement assessments ranging from \$41,007 to \$46,750 or from \$28.27 to \$30.74 per square foot of living area.

### **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 seven equity comparables in support of their positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparables due to lack of information with regard to their basement finishes making it less reliable to conduct a meaningful comparative analysis with the subject property. Additionally, appellant's comparables are all 1-story homes, dissimilar to the subject's 1.5-story design, comparable #2 is significantly newer in age, and comparables #1 and #3 lack a garage which is a feature of the subject property. The Board also gave less weight to board of review comparable #1 due to lacking a garage.

The Board finds the best evidence of equity in assessment to be board of review comparables #2 and #3 which are overall most similar to the subject in location, dwelling size, design, age, unfinished basements, and features. The two best comparables in this record have improvement assessments of \$41,727 and \$46,750 or \$28.27 and \$28.95 per square foot of living area. The subject's improvement assessment of \$42,250 or \$27.51 per square foot of living area is

bracketed by the two best equity comparables in this record in terms of overall improvement assessment, and is lower on a per square foot of living area basis.

On this record, the Board finds that the appellant did not establish by clear and convincing evidence that the subject's improvement is inequitably assessed and, therefore, a reduction in the subject's improvement assessment is not warranted.

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.

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Chairman



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Member



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Member



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Member



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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: July 15, 2025



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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

Oliver Haynold, 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