



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

APPELLANT: Joanne Nemerovski
DOCKET NO.: 22-49732.001-R-1
PARCEL NO.: 14-33-111-045-0000

The parties of record before the Property Tax Appeal Board are Joanne Nemerovski, 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: \$17,187
IMPR.: \$32,812
TOTAL: \$49,999

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 two-story dwelling of masonry exterior construction with 1,072 square feet of living area. The dwelling is approximately 54 years old. Features of the home include a full basement that is finished with a recreation room, central air conditioning, 1½ bathrooms and a fireplace. The property has a 1,375 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-95 property, a townhome or row house up to 62 years of age, 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 that have the same assessment neighborhood code and property classification code as the subject and are located from .3 to .9 of a mile from the subject property. The comparables

are improved with two-story dwellings of masonry exterior construction ranging in size from 987 to 1,161 square feet of living area. The dwellings are 47 or 50 years old. Three comparables each have either a concrete slab or a crawl space foundation and one comparable has a full basement. No data was provided by the appellant concerning finished basement area. Each comparable has central air conditioning and 1½ bathrooms. Three comparables each have a fireplace. The comparables have improvement assessments that range from \$24,863 to \$29,763 or from \$22.55 to \$29.07 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$26,757 or \$24.96 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 \$49,999. The subject property has an improvement assessment of \$32,812 or \$30.61 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on 20 equity comparables that have the same assessment neighborhood code and property classification code as the subject.¹ The comparables are located either on the same street and within the same block as the subject, approximately ¼ of a mile from the subject property or within the subject's subarea. The comparables are improved with two-story dwellings of masonry exterior construction ranging in size from 1,037 to 1,148 square feet of living area. The dwellings are from 48 to 53 years old. One comparable has a concrete slab foundation and nineteen comparables each have a full basement, seventeen of which have finished area. Each comparable has central air conditioning and either 1, 1½, 2 or 2½ bathrooms. Sixteen comparables each have a fireplace and four comparables each have a one-car garage. The comparables have improvement assessments that range from \$34,013 to \$55,025 or from \$31.73 to \$51.52 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 24 comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparables, as well as board of review comparables #4, #19 and #20 which lack a basement or were not reported to have basement finish, both features of the subject. The Board has also given less weight to board of review comparables #11 through #14 as each property has a garage, unlike the subject.

¹ The board of review presented five separate equity grids, each containing four comparable properties. For ease of reference, the Board has renumbered the comparables as #1 through #20.

The Board finds the best evidence of assessment equity to be board of review comparables #1 through #3, #5 through #10 and #15 through #18, which are similar to the subject in location and similar, if not identical to the subject in dwelling size, design, age and some features. The comparables have improvement assessments ranging from \$34,013 to \$40,588 or from \$31.73 to \$37.31 per square foot of living area. The subject's improvement assessment of \$32,812 or \$30.61 per square foot of living area falls below the range established by the best comparables in the record both in terms of total improvement assessment and on a per square foot basis. Therefore, 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: _____

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

AGENCY

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