



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

APPELLANT: Marianne Rosen
DOCKET NO.: 22-49818.001-R-1
PARCEL NO.: 04-20-200-036-0000

The parties of record before the Property Tax Appeal Board are Marianne Rosen, the appellant, by attorney Glenn L. Udell, of Brown, Udell, Pomerantz, DelRahim 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 **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: \$73,181
IMPR.: \$66,319
TOTAL: \$139,500

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 5,845 square feet of living area.¹ The dwelling was built in 1995 and is approximately 27 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, a 3-car garage, and an inground swimming pool.² The property has a 52,272 square foot, or 1.21 acre, site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The parties differ regarding the subject's dwelling size. The Board finds the best evidence of dwelling size to be the appellant's appraisal which contains a sketch with measurements of the subject home.

² The parties differ regarding the subject's features. The Board finds the best evidence of features to be the appellant's appraisal which was based on an interior and exterior inspection of the subject on February 2, 2022 and includes photographs of the subject's finished basement area and inground swimming pool.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$1,395,000 as of February 2, 2022. The appraisal was prepared by Richard J. Kempf, a certified residential real estate appraiser, for a refinance transaction.

Under the sales comparison approach, the appraiser selected five comparables located from 0.32 of a mile to 2.80 miles from the subject. The parcels range in size from 18,000 square feet to 1.42 acres of land area and are improved with 2-story homes ranging in size from 3,994 to 5,976 square feet of living area. The dwellings range in age from 14 to 55 years old. Each home has a basement with finished area, central air conditioning, one to three fireplaces, and from a 2-car to a 4-car garage. Comparable #2 has a tennis court and comparable #5 has an inground swimming pool. Four comparable sold from May to December 2021 for prices ranging from \$1,300,000 to \$1,485,000 or from \$230.95 to \$292.46 per square foot of living area, including land. One comparable was listed for a price of \$1,475,000 or \$369.30 per square foot of living area, including land, and was under contract as of January 2022. The appraiser adjusted the comparables for differences from the subject to arrive at adjusted prices from \$1,388,000 to \$1,587,000. The appraiser concluded a value for the subject of \$1,395,000 as of February 2, 2022.

Based on this evidence the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$168,558. The subject's assessment reflects a market value of \$1,685,580 or \$288.38 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. In support of its contention of the correct assessment the board of review submitted information on four comparables but did not present any sales data for these properties. Based on this evidence the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant argued the appraisal is based on five comparables in close proximity to the subject which are similar to the subject in dwelling size, age, bedroom count, and/or bathroom count. The appellant further argued the board of review's comparables differ from the subject in age, dwelling size, and other features.

Conclusion of Law

The appellant contends 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 is warranted.

The Board finds the only evidence of market value to be the appraisal submitted by the appellant. The Board finds the appraiser selected comparables that sold proximate in time to the assessment date and are relatively similar to the subject in location and features. The Board finds the appraiser made reasonable adjustments to the comparables for differences from the subject. The subject's assessment reflects a market value of \$1,685,580 or \$288.38 per square foot of living area, including land, which is above the appraised value conclusion. The Board finds the subject property had a market value of \$1,395,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. 86 Ill.Admin.Code §1910.50(c)(2).

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: _____

September 16, 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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