



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

APPELLANT: Terry Graber
DOCKET NO.: 22-52510.001-R-1
PARCEL NO.: 04-17-300-127-0000

The parties of record before the Property Tax Appeal Board are Terry Graber, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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: \$21,366
IMPR.: \$45,738
TOTAL: \$67,104

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 2-story dwelling of frame and masonry exterior construction containing 3,220 square feet of living area. The dwelling is approximately 48 years old. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 2-car garage. The property has a 15,262 square foot site located in Northbrook, Northfield 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 five equity comparables located within the same assessment neighborhood as the subject and from 0.50 of a mile to 1.07 miles from the subject property. The comparables consist of class 2-78 dwellings of frame, masonry or frame and masonry exterior construction that range in size from 3,008 to

3,526 square feet of living area. The dwellings are 45 to 61 years old. Each comparable has a partial or a full unfinished basement, central air conditioning, 1 or 2 fireplaces and a 1-car or a 2-car garage. The comparables have improvement assessments that range from \$28,065 to \$32,500 or from \$8.97 to \$9.33 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$29,495 or \$9.16 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the Cook County Board of Review final decision for the 2022 tax year disclosing the total assessment for the subject of \$67,104. The subject property has an improvement assessment of \$45,738 or \$14.20 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 within the same assessment neighborhood as the subject. The comparables are also located within the subject's same block and street and/or within 0.25 of a mile from the subject property. The comparables consist of class 2-78, 2-story dwellings of frame and masonry exterior construction that range in size from 2,947 to 3,660 square feet of living area. The dwellings are 48 or 50 years old. Each comparable has a partial basement with one having finished area, central air conditioning, a fireplace and a 2-car garage. The comparables have improvement assessments ranging from \$52,357 to \$55,276 or from \$15.10 to \$17.77 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 nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables which are located from 0.50 of a mile to 1.07 miles away from the subject property and, thus, are less proximate than the board of review's comparables' location to the subject property. Moreover, the appellant's comparable #4 is considerably older in age than the subject dwelling. The Board also gives less weight to the board of review comparable #2 due to its larger dwelling size and finished basement area when compared to the subject that has an unfinished basement.

The Board finds the best evidence of assessment equity to be the board of review comparables #1, #3 and #4 which are more similar to the subject in location, design, age, dwelling size, and other features. These three comparables have improvement assessments ranging from \$52,357 to \$53,912 or from \$15.26 to \$17.77 per square foot of living area. The subject's improvement assessment of \$45,738 or \$14.20 per square foot of living area falls below the range established by the best comparables in the record. After considering the appropriate adjustments to the best comparables for differences from the subject property, 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: 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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