



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

APPELLANT: Eileene Dobbelaere
DOCKET NO.: 22-53159.001-R-1
PARCEL NO.: 04-34-202-034-0000

The parties of record before the Property Tax Appeal Board are Eileene Dobbelaere, the appellant, by attorney Richard Shapiro, Attorney at Law in Evanston; 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: \$13,633
IMPR.: \$40,643
TOTAL: \$54,276

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-story ranch-style dwelling of masonry exterior construction with 1,577 square feet of living area.¹ The dwelling is approximately 67 years old. Features of the home include a basement, central air conditioning, a fireplace, and a 2-car garage. The property has an 8,521 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

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 \$425,000

¹ The parties differ slightly regarding dwelling size. The Board finds the best evidence of dwelling size is found in the appellant's appraisal which includes a sketch with measurements of the subject home.

as of February 1, 2022. The appraisal was prepared by Robert Merel, a certified residential real estate appraiser, to establish market value as of February 1, 2022.

Under the sales comparison approach, the appraiser selected three comparables sales located from 0.21 to 0.89 of a mile from the subject. The parcels range in size from 7,490 to 8,715 square feet of land area and are improved with ranch-style homes of brick exterior construction ranging in size from 1,302 to 1,800 square feet of living area. The dwellings range in age from 64 to 73 years old. Each home has a basement with finished area, central air conditioning, a fireplace, and 1-car or a 2-car garage. The comparables sold from October 2021 to January 2022 for prices ranging from \$407,000 to \$465,000 or from \$226.11 to \$357.14 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject to arrive at adjusted prices from \$337,500 to \$434,500. The appraiser concluded a value for the subject of \$425,000 as of February 1, 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 \$54,276. The subject's assessment reflects a market value of \$542,760 or \$344.17 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 comparable sales located on the same block or 0.25 of a mile from the subject. The parcels range in size from 8,968 to 14,487 square feet of land area and are improved with 1-story or 1.5-story, class 2-03 homes of frame, masonry, or frame and masonry exterior construction. The homes range in size from 1,365 to 1,771 square feet of living area and are 65 or 66 years old. Three homes have a basement, two of which have finished area, and one home has a slab foundation. Three homes have central air conditioning. Each comparable has a fireplace and a 1.5-car or a 2-car garage. The comparables sold from September 2020 to December 2022 for prices ranging from \$549,000 to \$651,000 or from \$367.59 to \$420.78 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant submitted an appraisal and the board of review presented four comparable sales in support of their respective positions before the Board. The Board gives less weight to appraised value conclusion as the appraiser selected two comparables that are located more distant from the

subject when more proximate sales were available as shown by the board of review's comparables. The Board finds the appraisal states a less credible and/or reliable opinion of value and the Board will instead consider the raw sales data presented in the appraisal and by the board of review.

The record contains a total of seven comparable sales for the Board's consideration. The Board gives less weight to appraisal sales #1 and #3, which are located less proximate to the subject than the other sales in this record. The Board also gives less weight to the board of review's comparable #3 which is a 1.5-story home compared to the subject's 1-story home, and to the board of review's comparable #4 which sold less proximate in time to the assessment date than the other sales in this record.

The Board finds the best evidence of market value to be the appraisal sale #2 and the board of review's comparables #1 and #2, which sold more proximate in time to the assessment date and are more similar to the subject in design, dwelling size, age, site size, location, and some features, although one comparable has a slab foundation compared to the subject's basement, two comparables have finished basement area unlike the subject, one comparable lacks central air conditioning that is a feature of the subject, and one comparable has a smaller garage than the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables sold for prices ranging from \$450,000 to \$651,000 or from \$255.83 to \$420.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$542,760 or \$344.17 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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

AGENCY

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