



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

APPELLANT: Jordan Golz
DOCKET NO.: 23-20318.001-R-1
PARCEL NO.: 15-11-209-006-0000

The parties of record before the Property Tax Appeal Board are Jordan Golz, the appellant, by attorney Jeremy 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: \$16,560
IMPR.: \$68,440
TOTAL: \$85,000

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 2023 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 frame and masonry exterior construction with 2,784 square feet of living area. The dwelling is approximately 99 years old. Features of the home include a full basement with finished area, central air conditioning, one fireplace, 2 full and 2 half bathrooms and 2-car garage. The property has a 13,800 square foot site and is located in River Forest, River Forest Township, Cook County. The subject is classified as a class 2-06 property 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 within the subject's assessment neighborhood and within .2 a mile from the subject. The comparables are composed of class 2-06, two or more story, dwellings of frame or frame and masonry exterior construction, ranging in size from 2,785 to 3,279 square feet of

living area. The homes are approximately 106 to 158 years old. Each property has a basement, 1½ to 2½ bathrooms, and central air conditioning. Two comparables have one fireplace and three homes have a 2-car or 3-car garage. The comparables have improvement assessments that range from \$60,846 to \$74,680 or from \$21.15 to \$23.87 per square feet of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$62,083 or \$22.30 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 subject's assessment neighborhood and within .25 of a mile from subject. The comparables are composed of class 2-06, two-story, dwellings of frame or frame and masonry exterior construction ranging in size from 2,278 to 3,268 square feet of living area. The homes are approximately 71 to 97 years old. Each property has a basement, one with finished area, 2 to 3 full and 1 to 2 half bathrooms, one or two fireplaces, and a 1.5-car to 2.5-car garage. The comparables have improvement assessments that range from \$61,324 to \$89,688 or \$25.70 to \$27.44 per square feet 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 a total of eight equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives reduced weight to appellant's comparables #1, #2 and #4, and the board of review's comparables #1, #3 and #4, due to the absence of a garage, a key feature of subject property and/or significant age differences from the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3 and the board of review's comparable #2, as both are within the subject's neighborhood, closest in age to subject, and share similar amenities to subject like basement foundation, garage, and other features. Both comparables possess larger dwelling areas than the subject, warranting downward adjustments to make them more equivalent to the subject; however, upward adjustments would be necessary too due to their lack of finished basement area, which subject has, and/or their smaller basement sizes than subject. As a result, these offsetting factors generally balance the overall adjustments.

Nevertheless, the comparables have improvement assessments of \$73,200 and \$89,688 or \$22.32 and \$27.44 per square foot of living area. The subject's improvement assessment of \$68,440 or \$24.58 per square foot of living area falls below the bracket established by the best comparables in the record in regard to total improvement assessment but within the bracket for per square foot

of living area. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, 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:

May 19, 2026



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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