FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Baker Building LLC
DOCKET NO.: 23-30731.001-C-1
PARCEL NO.: 05-34-104-021-0000

The parties of record before the Property Tax Appeal Board are Baker Building LLC, the appellant(s), by attorney Margaret E. Graham, of Dykema Gossett PLLC 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:	$58,669
IMPR.:	$216,331
TOTAL:	$275,000

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 part one-story and part two-story, 9,387 square foot mixed retail-office building. The building was constructed in 1913. The property has a 10,916 square foot site and is located in Wilmette, New Trier Township, Cook County. The subject is classified as a Class 5-92 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 $1,100,000 as of January 1, 2012. The appraisal consisted of both the income capitalization approach and sales comparison approach. The income capitalization approach concluded that the subject property had a market value of $1,020,000. The sales comparison approach concluded that the subject property had a market value of $1,200,000. The appraiser allocated primary

weight to the income capitalization approach with secondary support from the sales comparison approach. The appellant requested a reduction in the subject's assessment to a total of $275,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $320,361. The subject's assessment reflects a market value of $1,281,444 when applying the 25% level of assessment for class 5 properties under the Cook County Real Property Assessment Classification Ordinance. On June 6, 2024, the Board granted the board of review a final 90-day extension of time to submit evidence. Subsequently, the board of review then filed their notes on appeal with no supporting evidence.

The board of review and the appellant signed a waiver of hearing and agreed that the decision would be written on the evidence previously submitted.

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 best, and only, evidence of market value to be the appraisal submitted by the appellant. The appraisal was prepared by two state certified appraisers, one of which was an MAI designated appraiser. The appraisal included market analysis and adjustments based on their experience and expertise. The board of review did not submit any evidence. The Board finds that the subject's market value as of the lien date was $1,100,000, consistent with the appraisal. The subject's assessment reflects a market value of $1,281,444 which is above the appraised value. Since market value has been established, the 25% level of assessment as determined by the Cook County Real Property Classification Ordinance shall apply.

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:

C E R T I F I C A T I O N

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: October 20, 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 9-215 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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