



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

APPELLANT: Jill Buhrfiend
DOCKET NO.: 23-52627.001-R-1
PARCEL NO.: 18-02-101-019-0000

The parties of record before the Property Tax Appeal Board are Jill Buhrfiend, the appellant, by attorney Robert 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 **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: \$3,197
IMPR.: \$30,363
TOTAL: \$33,560

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 2-story townhome of frame and masonry exterior construction with 1,250 square feet of living area. The dwelling was built in 1971 and is approximately 52 years old. Features include a slab foundation. The property has a 5,580 square foot site and is located in Lyons, Lyons Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellants submitted information on four equity comparables that are located within the subject's assessment neighborhood and are 2.1 miles from the subject property. The comparables are improved with 3-story, class 2-95 townhomes of masonry exterior construction with either 1,980 or 1,985 square feet of living area. The comparables are each 22 years old. Each comparable has a slab foundation and a 2-car garage.

The comparables have improvement assessments ranging from \$25,518 to \$25,527 or of either \$12.86 or \$12.89 per square foot of living area. Based on this evidence, the appellants requested that the improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,999. The subject property has an improvement assessment of \$31,802 or \$25.44 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, on the same block, and along the same street as the subject property. The comparables are improved with 2-story homes of frame and masonry exterior construction with each having 1,250 square feet of living area. The homes are each 52 years old. Each comparable has a slab foundation. The comparables have improvement assessments ranging from \$29,912 to \$30,975 or from \$23.93 to \$24.78 per square foot of living area.¹ Based on this evidence, the board of review requested the assessment be confirmed.

Conclusion of Law

The appellants contend 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 a reduction in the subject's assessment is warranted.

The parties submitted eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables which are located less proximate to the subject than the comparables presented by the board of review. The appellant's comparables also have a 3-story design, in contrast to the subject's 2-story design, they differ substantially from the subject in age and dwelling size, and they each feature a garage amenity, which the subject lacks.

The Board finds the best evidence of assessment equity to be the board of review comparables which are located most proximate to the subject and also identical to the subject in design, age, dwelling size, and other features. The best comparables have improvement assessments ranging from \$29,912 to \$30,975 or from \$23.93 to \$24.78 per square foot of living area. The subject's improvement assessment of \$31,802 or \$25.44 per square foot of living area falls above the range established by the best comparables in this record and appears to be excessive. Based on this record, the Board finds a reduction in the subject's assessment is justified.

¹ The Board finds that the board of review miscalculated the assessment per square foot in the grid analysis and, therefore, the Board has made the appropriate corrections.

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 15, 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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