



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

APPELLANT: Adam Weber  
DOCKET NO.: 23-52733.001-R-1  
PARCEL NO.: 04-09-105-056-0000

The parties of record before the Property Tax Appeal Board are Adam Weber, 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:** \$23,953  
**IMPR.:** \$52,413  
**TOTAL:** \$76,366

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 2,995 square feet of living area.<sup>1</sup> The dwelling is approximately 55 years old. Features of the home include a partial basement with finished area, central air conditioning, a fireplace and a two-car garage. The property has a 15,969 square foot site and is 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 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 that have the same assessment neighborhood code as the subject and are located

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<sup>1</sup> The subject's description was provided by the appellant. The board of review submitted data on a different parcel with a different PTAB Docket No. other than the subject property under appeal.

from .5 of a mile to 1.2 miles from the subject property. The comparables are class 2-78 properties that are improved with two-story dwellings of frame, masonry or frame and masonry exterior construction ranging in size from 2,964 to 3,054 square feet of living area. The dwellings range in age from 56 to 59 years old. Each comparable has a partial basement, central air conditioning, a fireplace and a two-car garage. The comparables have improvement assessments that range from \$48,482 to \$52,993 or from \$16.36 to \$17.35 per square foot of living area.

The appellant submitted a copy of the 2023 final decision issued by the Cook County Board of Review disclosing the total assessment for the subject of \$79,999. The subject has an improvement assessment of \$56,046 or \$18.71 per square foot of living area.

Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$50,705 or \$16.93 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" for a different parcel than the subject. The board of review submitted information on four equity comparables that have the same assessment neighborhood code as the subject. The comparables are class 2-78 properties that are improved with two-story dwellings of frame and masonry exterior construction ranging in size from 2,883 to 3,451 square feet of living area. The dwellings are from 54 to 57 years old. The comparables each have a full or partial basement, one with finished area. Three comparables have central air conditioning. Each comparable has a fireplace and either a two-car or a three-car garage. The comparables have improvement assessments that range from \$47,758 to \$55,902 or from \$16.20 to \$16.57 per square foot 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 a reduction in the subject's assessment is warranted based upon the evidence in the record.

The parties submitted eight suggested comparables for the Board's consideration. The Board has given less weight to board of review comparables #3 and #4, which differ from the subject in dwelling size or lack central air conditioning, a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables, along with board of review comparables #1 and #2, which have the same assessment neighborhood code and property classification code as the subject. The comparables are similar to the subject in dwelling size, design, age and some features. The comparables have improvement assessments ranging from \$47,758 to \$52,993 or from \$16.36 to \$17.35 per square foot of living area. The subject's improvement assessment of \$56,046 or \$18.71 per square foot of living area

falls above the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is excessive. Therefore, based on this record the Board finds a reduction in the subject's improvement assessment is warranted.

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: \_\_\_\_\_

July 21, 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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