



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

APPELLANT: John Andrus  
DOCKET NO.: 23-53683.001-R-1  
PARCEL NO.: 04-26-404-030-0000

The parties of record before the Property Tax Appeal Board are John Andrus, 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 **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:** \$18,760  
**IMPR.:** \$63,722  
**TOTAL:** \$82,482

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 dwelling of frame exterior construction with 3,733 square feet of living area. The dwelling is approximately 23 years old. Features of the home include a basement, central air conditioning, one fireplace and a 3-car garage. The property has an approximately 13,400 square foot site and is located in Glenview, 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 located in the same assessment neighborhood code and either 1.2 or 1.3 miles from the subject property. The comparables are improved with 2-story class 2-78 dwellings of frame and masonry exterior construction ranging in size from 3,407 to 3,769 square feet of living area

that are 57 or 59 years old. Each comparable has a basement, central air conditioning, one fireplace and a 2-car garage. The comparables have improvement assessments ranging from \$54,449 to \$61,059 or from \$15.84 to \$16.20 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$59,803 or \$16.02 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$82,482. The subject property has an improvement assessment of \$63,722 or \$17.07 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 in the same assessment neighborhood code and within ¼ of a mile from the subject property. The comparables are improved with 2-story class 2-78 dwellings of frame exterior construction ranging in size from 2,987 to 3,670 square feet of living area that are 9 or 25 years old. Each comparable has a basement, central air conditioning and a 2-car garage. Three dwellings each have one fireplace. The comparables have improvement assessments ranging from \$56,993 to \$83,199 or from \$18.12 to \$22.67 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant 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 eight equity comparables for the Board's consideration. The Board gives reduced weight to the appellant's comparables which are located more than one mile from the subject and either 34 or 36 years older in age than the subject dwelling. The Board gives less weight to board of review comparable #3 which is 14 years newer in age than the subject property.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #4 which are more similar to the subject in location, age, design and most features. However, these properties each have a smaller dwelling size, relative to the subject, suggesting an upward adjustment is needed to account for this difference from the subject. These comparables have improvement assessments ranging from \$56,993 to \$63,350 or from \$18.12 to \$21.06 per square foot of living area. The subject's improvement assessment of \$63,722 or \$17.07 per square foot of living area falls above the range established by the best comparables in this record on an overall improvement assessment basis and below the range on a per square foot basis.

Accepted real estate theory provides that, all things being equal, as the size of a property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per

unit value increases. Given the subject's larger dwelling size relative to the best equity comparables, a higher overall improvement assessment and lower per square foot improvement assessment appears logical. Therefore, after considering 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: \_\_\_\_\_

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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