



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

APPELLANT: Martin Stewart  
DOCKET NO.: 20-27844.001-R-1  
PARCEL NO.: 14-07-229-038-0000

The parties of record before the Property Tax Appeal Board are Martin Stewart, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC 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 **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:** \$13,781  
**IMPR.:** \$25,909  
**TOTAL:** \$39,690

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 2020 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 exterior construction with 1,320 square feet of living area. The dwelling is approximately 120 years old. Features include a full unfinished basement, central air conditioning, and a 2-car garage. The property has a 2,996 square foot site and is located in Chicago, Lake View Township, Cook County. The subject dwelling is classified as a Class 2-05 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 information on three comparable sales located within the same neighborhood code as the subject property. The comparables have sites ranging in size from 3,870 to 6,850 square feet of land area. The comparables are improved with class 2-05 dwellings of frame exterior construction ranging in size from 1,870 to 2,060 square feet of living area. The

dwellings range in age from 114 to 120 years old. Each comparable has a full basement, one of which has finished area, central air conditioning, and either a 2-car or a 2.5-car garage. The comparables sold from August 2018 to March 2020 for prices ranging from \$465,000 to \$579,900 or from \$248.66 to \$282.33 per square foot of living area, including land.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$35,089. The requested assessment reflects a market value of \$350,890 or \$265.83 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$39,690. The subject's assessment reflects a market value of \$396,900 or \$300.68 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located within the same neighborhood code as the subject. The comparables have sites ranging in size from 2,996 to 3,990 square feet of land area. The comparables are improved with class 2-05 dwellings of frame or masonry exterior construction ranging in size from 1,480 to 2,176 square feet of living area. The dwellings range in age from 106 to 115 years old, and each comparable has a full unfinished basement. Two comparables each have one or two fireplaces, and two comparables have either a 1.5-car or a 2-car garage. The comparables sold from July 2017 to July 2018 for prices ranging from \$470,000 to \$1,200,000 or from \$317.57 to \$591.55 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sales and board of review comparable sales #3 and #4 due their considerably larger dwelling sizes when compared to the subject. Additionally, the board of review comparables #3 and #4 sold in 2017, which is less proximate to the January 1, 2020 assessment date at issue than the other comparables in the record.

The Board finds the best evidence of market value to be the board of review comparable sales #1 and #2. These comparable sales are relatively similar to the subject in location, design, age, dwelling size, and other features. These two comparables sold in February and July 2018 for prices of \$875,000 and \$470,000 or \$591.55 and \$317.57 per square foot of living area,

including land, respectively. The subject's assessment reflects a market value of \$396,900 or \$300.68 per square foot of living area, including land, which falls below the two best comparable sales in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not 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:

September 19, 2023



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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Martin Stewart, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld & Associates, LLC  
33 North Dearborn Street  
Suite 1850  
Chicago, IL 60602

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602