



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

APPELLANT: Stuart Simon
DOCKET NO.: 07-27851.001-R-1
PARCEL NO.: 04-06-302-028-0000

The parties of record before the Property Tax Appeal Board are Stuart Simon, the appellant, by attorney Stephanie Park of Park & Longstreet, P.C., Rolling Meadows; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$6,638
IMPR.: \$36,890
TOTAL: \$43,528

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with one-story single family dwelling of masonry construction that contains 1,661 square feet of living area. The dwelling is 32 years old. Features include a full unfinished basement, central air conditioning, a fireplace and a two-car attached garage. The subject property has a 5,927 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject property is classified as a class 2-95 individually owned townhome or row house under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends both assessment inequity and overvaluation as the bases of the appeal. In support of the assessment inequity argument the appellant submitted descriptions and assessment on 12 comparables described as being improved with five 1.5 to 1.9 story dwellings and seven 1-story dwellings. The dwellings range in size from 1,483 to 1,629 square feet of living area and were either 20 or 32 years old. Seven comparables had slab foundations and five had full unfinished basements. Each comparable had central air conditioning, nine comparables had a fireplace and each had a two-car attached garage. The improvement assessments ranged from \$22,108 to \$36,720 or from \$14.91 to \$23.30 per square foot of living area. The subject has

an improvement assessment of \$41,747 or \$25.13 per square foot of living area. Based on these comparables the appellant requested the subject's improvement assessment be reduced to \$14.91 per square foot of living area or \$24,766.

With respect to the market value argument the appellant submitted information on five comparable sales improved with two 1-story dwellings and three 2-story dwellings that ranged in size from 1,913 to 2,382 square feet of living area. Each comparable was 33 years old and was of masonry or frame and masonry construction. Each comparable had a partial or full unfinished basement. Each comparable had central air conditioning, one or two fireplaces and a 1, 2 or a 2.5-car attached garage. These comparables sold from May 2004 to July 2006 for prices ranging from \$355,000 to \$468,000 or from \$153.02 to \$244.64 per square foot of living area, including land. Based on these sales the appellant requested the subject's assessment be reduced to reflect a market value of \$277,553 or \$167.10 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$27,755 based on this market value estimate.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$48,385 was disclosed. The subject's total assessment reflects a market value of \$481,922 or \$290.14 per square foot of living area, including land, when applying the 2007 three year average median level of assessment for class 2 property of 10.04% as determined by the Illinois Department Revenue.

The board of review submitted a copy of the subject's property characteristic sheet and a listing of twenty sales composed of class 2-95 modern row houses or townhouses. The sales occurred from July 1990 to May 2004 for prices ranging from \$173,500 to \$481,482. There was no descriptive data provided for the listed properties. The board of review also submitted a copy of the 2007 Real Estate Assessed Valuation Complaint and associated evidence filed by the appellant with the Cook County Board of Review. The board or review submitted no equity comparables.

After reviewing the record and considering the evidence the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellant argued in part assessment inequity as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data the Board finds a reduction is warranted on this basis.

The Board finds the appellant submitted the only equity comparables in this record. Of the twelve equity comparables submitted by the appellant, the Board finds appellant's comparables #8 through #12 were most similar to the subject dwelling in style, age, exterior construction and features. These properties had improvement assessments that ranged from \$33,515 to \$36,720 or from \$21.16 to \$23.30 per square foot of living area. The subject's improvement assessment of \$41,747 or \$25.13 per square foot of living area is above this range. Based on these comparables the Property Tax Appeal Board finds the subject's improvement assessment should be reduced to \$36,890 or \$22.21 per square foot of living area.

The Board further finds the resulting assessment based on the reduction herein due to assessment inequity reflects a market value of \$433,546 which is supported by appellant's comparable sales #4 and #5. These two comparables were improved with one-story dwellings that sold in May 2005 and July 2006 for prices of \$468,000 and \$395,000, respectively. The Board finds no further reduction to the subject's assessment is warranted based on overvaluation.

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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: September 21, 2012

Allen Castrovillari

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 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 the subsequent year 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.

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.