



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

APPELLANT: Rob West
DOCKET NO.: 08-30745.001-R-1 through 08-30745.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Rob West, the appellant, by attorney Joanne Elliott of Elliott & Associates, P.C., Des Plaines; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
08-30745.001-R-1	04-14-100-013-0000	26,136	184,422	\$210,558
08-30745.002-R-1	04-14-100-014-0000	13,068	0	\$13,068

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story single family dwelling of frame and masonry construction that contains 8,782 square feet of living area. The dwelling is approximately nine years old. Features of the property include a full unfinished basement, central air conditioning, two fireplaces and a four-car garage. The property has a 21,780 square foot site and is located in Northbrook, Northfield Township, Cook County.

The subject property is an owner occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior tax year under Docket Number 07-25971.001 & .002-R-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$223,626 based on the evidence submitted by the parties. The appellant's attorney averred the appeal for the 2008 tax year was filed pursuant to Section 16-185 of the Property Tax Code (35 ILCS 200/16-185). Counsel asserted the subject property is a residence occupied by the owner, the Property Tax Appeal Board issued a decision in the 2007 tax year reducing the assessment

and that the general assessment period for the township is 2007 - 2010.¹ The appellant also submitted assessment information on four comparables to demonstrate the subject was being inequitably assessed. Based on this evidence the appellant requested the subject's total combined assessments for both parcels be reduced to \$223,626.

The board of review did not timely submit its "Board of Review Notes on Appeal" and was found to be in default by the Property Tax Appeal Board on April 19, 2013. Nevertheless, the board of review recognized on its submission that the appeal was a "rollover" from the aforementioned decision issued by the Property Tax Appeal Board for the prior tax year.

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 this appeal. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds the assessment as established in the prior tax year's decision should be carried forward to the 2008 tax year subject only to equalization.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The record disclosed the Property Tax Appeal Board issued a decision reducing the subject's assessment for the 2007 tax year. The record further indicates that the subject property is an owner occupied dwelling and that tax year 2007 and tax year 2008 are within the same general assessment period. The record contains no evidence indicating the subject property sold in an arm's length transaction subsequent to the Board's decision or that the decision of the Property Tax Appeal Board for the prior year was reversed or modified upon review. Based on these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's decision for the prior tax year plus the application of an equalization factor, if any.

¹ Tax year 2010 is the beginning of the new general assessment period for Northfield Township.

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: October 18, 2013

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.