

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Tom Scheidt
DOCKET NO.: 01-22879.001-C-1
PARCEL NO.: 14-07-417-001-0000

The parties of record before the Property Tax Appeal Board are Tom Scheidt, the appellant; and the Cook County Board of Review.

The subject property consists of an 84-year-old, three-story, masonry, 16-unit, class 3-15 apartment building situated on 9,180 square feet of land located in Lakeview Township Cook County.

The appellant submitted evidence before the PTAB claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered three suggested comparable class 3-15 apartment properties. These properties consist of three-story class 3-15 properties of masonry construction and range in age from 81 to 85 years. The comparables range in size from 15 to 21 apartment units. The comparables have total assessments ranging from \$115,889 to \$134,688 or from \$5,794 to \$8,448 per apartment unit. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" that disclosed the subject's total assessment of \$161,699 which reflects a market value of \$489,996 or \$32,666 per apartment or assessed at \$10,106 per apartment. The board submitted evidence in support of its assessed valuation of the subject property. As evidence the board offered six sales of apartment buildings ranging in size from 13 to 20 units that occurred between January 1998 and February 2001 for prices ranging from \$515,000 to \$710,000 or from \$32,187 to \$36,923 per apartment or assessed from \$10,621 to \$12,185 per apartment. No analysis and adjustment of the sales data was provided by the board. One of the sales is beyond the assessment date. Based on this evidence the board requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the PTAB finds that it has jurisdiction over the parties and the subject matter of this appeal. The Illinois Supreme Court has held that

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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: \$ 21,067
IMPR. \$123,933
TOTAL: \$145,000

Subject only to the State multiplier as applicable.

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taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations 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 PTAB finds the appellant has overcome this burden.

The PTAB finds the appellant's comparables are quite similar to the subject, but with some differences in the number of apartment units to be taken into consideration. These properties have total assessments ranging from \$5,794 to \$8,448 per apartment. The subject's total assessment per apartment of \$10,106 is above this range of properties. After considering the differences and similarities in the suggested comparables when compared to the subject property, the PTAB finds the evidence submitted is sufficient to cause a change in the subject's assessment.

The PTAB gives less weight to the board's sales evidence because it lacks analysis and a supported conclusion of value and the appeal was based on inequity. Also, one of the sales is beyond the assessment date.

As a result of this analysis, the PTAB finds that the appellant has adequately demonstrated that the subject property was inequitably assessed and that a reduction in the subject's 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.



Chairman



Member



Member



Member

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 10, 2008



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.