

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Timothy Allwardt  
DOCKET NO.: 03-24809.001-R-1  
PARCEL NO.: 14-19-422-034-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Timothy Allwardt, the appellant, by attorney Eugene P. Griffin of Eugene L. Griffin and Associates of Chicago and the Cook County Board of Review.

The subject property consists of a 120-year-old, two-story, two-unit apartment building of frame construction containing 1,760 square feet of living area and located in Lakeview Township, Cook County. The apartment property includes two bathrooms, a partial basement and a two-car garage.

The appellant, through counsel, 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 four suggested comparable properties located within a block of the subject. These properties consist of three-story, three-unit, apartment buildings of frame or frame and masonry construction and range in age from 110 to 120 years. The comparables include two, three or four bathrooms and two buildings have basements. One building has a fireplace. The sites all have one, two or three-car garages. The comparables contain between 3,432 and 4,480 square feet of living area and have improvement assessments ranging from \$47,328 to \$57,414 or from \$12.82 to \$14.48 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final improvement assessment of \$37,441, or \$21.27 per square foot of living area, was disclosed. In support of the subject's assessment, the board of review offered three suggested comparable properties located within three blocks of the subject. The comparables consist of two-

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Based on the facts and exhibits presented, 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: \$ 4,151  
IMPR. \$37,441  
TOTAL: \$41,592

Subject only to the State multiplier as applicable.

PTAB/TMcG.

story, two or three-unit buildings of frame construction. The comparables range in age from 110 to 115 years and have full basements, one with an apartment and one finished. They have two or three bathrooms, one building is air conditioned and each site has a two two-car garage. The comparable properties range in size from 1,806 to 2,200 square feet of living area with improvement assessments ranging from \$38,209 to \$49,640 or from \$21.16 to \$22.56 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject property's assessment.

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. The Illinois Supreme Court has held that 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 Board finds the appellant has failed to overcome this burden.

The PTAB finds the board's three comparables are the comparables most similar to the subject. These properties have improvement assessments ranging from \$21.16 to \$22.56 per square foot of living area. The subject's per square foot improvement assessment of \$21.27 is within this range of properties. The PTAB affords less weight to the appellant's comparables because they are less similar to the subject in living area, number of stories or construction and thus have less influence. After considering the differences in both parties' suggested comparables when compared to the subject property, the PTAB finds the evidence is insufficient to effect a change in the subject's assessment.

As a result of this analysis, the PTAB finds the appellant did not adequately demonstrate that the subject apartment building was inequitably assessed by clear and convincing evidence and a reduction 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.



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: December 21, 2007



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.