

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Dover Properties, LLC
DOCKET NO.: 03-25691.001-C-1
PARCEL NO.: 14-17-116-004-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Dover Properties, LLC, the appellant, by attorney Terrence Kennedy of Chicago, and the Cook County Board of Review (board).

The subject property consists of a 33-year-old, 19-unit, three-story, masonry constructed, apartment building, containing 7,841 square feet of living area. The property is located in Lake View Township.

The appellant argued that the subject is not uniformly assessed when compared to similar properties. The style of the building is termed a "California-style apartment building" and the appellant compared the subject to three other "California-style apartment buildings" in the subject's area. Each is located within a few blocks of the subject. Each of the comparables is 33-years-old and their square footage of living areas range from 9,063 to 9,190. The numbers of units per building range from 20 to 21. Assessments range from \$138,972 to \$145,272 or from \$463,240 to \$484,240 in market value at the ordinance level of 30% for tax year 2003. Pictures of the comparables and property record cards are provided.

The Board of review presented "Board of Review Notes on Appeal" wherein the subject's final assessment of \$150,189 was disclosed. This translates into a market value of \$500,630. In addition, the board provided a comparative market analysis consisting of four comparables. The comparables range from 14 to 19 units in various areas of Chicago, Evanston and Lake Forest. Ages range from 74 to 87 years. The comparables were sold from \$68,421 to \$93,750 per unit price. The subject is at \$26,349 per unit. Based on its market analysis, the board of review requested confirmation of the subject's assessment.

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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: \$ 15,660
IMPR.: \$ 117,031
TOTAL: \$ 132,691

Subject only to the State multiplier as applicable.

PTAB/mmg

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 Board further finds that a reduction in the assessment of the subject property is warranted based on the evidence contained in the record.

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.

In this appeal, there were a total of seven comparable properties submitted by the parties. All of the appellant's properties were similar in construction, style, age and location to the subject property and had improvement assessments ranging from \$122,757 to \$128,937, or a market value of \$44.53 to \$46.82 per square foot of living area. The subject improvement is assessed at \$57.19 per square foot of living area and merits a reduction.

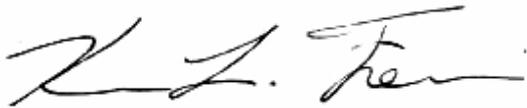
The board's properties were not as similar in age, style, location or amenities. Also, the board did not address the appellant's equity argument, but chose to use a market value argument.

Therefore, based on a review of the assessment comparables contained in the record, the Property Tax Appeal Board finds that the appellant has supported the contention of unequal treatment in the assessment process and a reduction in the assessment of the subject property 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: May 30, 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.