

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Robert D. Lattas
DOCKET NO.: 03-25709.001-R-1
PARCEL NO.: 14-20-322-009-0000

The parties of record before the Property Tax Appeal Board are Robert D. Lattas, the appellant, by attorney Terrence Kennedy, Jr. of Chicago and the Cook County Board of Review.

The subject property consists of a 125-year-old, two-story style multi-family dwelling of frame construction containing 2,960 square feet of living area and located in Lake View Township, Cook County. The subject improvement features four living units, four baths and a full basement.

The appellant, through counsel, appeared before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered a spreadsheet detailing six suggested comparable properties located within one-quarter mile from the subject. These properties consist of two or three story style multi-family dwellings of frame construction from 115 to 125 years old. The comparable dwellings contain from two to four living units and multiple baths; two have basements and five have garages. The comparables range in size from 2,480 to 3,588 square feet of living area and have improvement assessments ranging from \$13.22 to \$15.92 per square foot of living area. A copy of the subject's 2003 board of review final decision was also included. Counsel argued that the appellant's comparables are similar in location, age and size with lower per square foot assessments than the subject. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final improvement assessment of \$56,323, or \$19.02 per square foot of living area, was disclosed.

(Continued on Next Page)

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:	\$	7,680
IMPR.:	\$	56,323
TOTAL:	\$	64,003

Subject only to the State multiplier as applicable.

PTAB/lbs/070486

In support of the subject's assessment, the board of review offered property characteristic sheets and a spreadsheet detailing three suggested comparable properties within the same survey block as the subject. The comparables consist of 121 or 125 year old, two-story style multi-family dwellings of frame construction. All of the comparables contain basements and have garages. These properties range in size from 2,128 to 2,456 square feet of living area and have improvement assessments ranging from \$20.18 to \$21.77 per square foot of living area. The board's evidence also disclosed the subject sold in June of 2003 for a price of \$731,000. Further the board's evidence revealed two of the comparables sold in September 2004 and September 2001 for prices of \$690,000 and \$621,000 respectively. 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 appellant's argument was unequal treatment in the assessment process. 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 Property Tax Appeal Board finds that the parties submitted nine properties as comparable to the subject. These properties have improvement assessments ranging from \$13.22 to \$21.77 per square foot of living area. The Board finds that all of the comparables in the record bear characteristics similar to the subject, such as age, construction type and location. However, the comparables differ to varying degrees from the subject in size and amenities. Accepted assessment theory suggests that as building size increases the value per square foot decreases, all other things being equal. Overall, the Board finds that this theory appears to be in practice in the instant cause. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the subject's per square foot improvement assessment of \$19.02 should and does fall at the upper mid-range of the comparables in the record. Therefore, the Board finds the subject's per square foot improvement assessment is supported by the properties contained in the record.

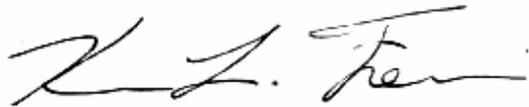
As a result of this analysis, the Property Tax Appeal Board finds the appellant failed to adequately demonstrate that the subject

dwelling was inequitably assessed by clear and convincing evidence and no reduction is warranted.

This is a final administrative decision of the Property Tax Appeal Board are 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: September 28, 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.