

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Lorraine Maloy
DOCKET NO.: 03-29528.001-R-1
PARCEL NO.: 14-32-209-047-0000
TOWNSHIP: North

The parties of record before the Property Tax Appeal Board (PTAB) are Lorraine Maloy, the appellant, by attorney Edward Larkin of Larkin & Larkin of Park Ridge and the Cook County Board of Review (board).

The subject property consists of a 99-year-old, three-story, five-unit apartment building of masonry construction containing 5,142 square feet of living area and located in North Township, Cook County. The apartment property includes five bathrooms, a finished basement and no garage.

The appellant's attorney appeared before the PTAB and submitted evidence claiming unequal treatment in the assessment process as the basis of the appeal. In support of the equity argument, the appellant offered three suggested comparable properties located within one block of the subject. These properties consist of three-story, five or six-unit apartment buildings of masonry construction and range in age from 77 to 100 years. The comparables include four or six bathrooms and basements of which one is an apartment. One of the comparables has a two-car garage. The comparables contain between 6,168 and 6,457 square feet of living area and have improvement assessments ranging from \$64,048 to \$69,001 or from \$10.38 to \$10.69 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 \$57,558, or \$11.19 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 a quarter mile of the subject. The comparables consist of three-story, three, four or six-unit buildings of masonry construction.

(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: \$16,101
IMPR. \$57,558
TOTAL: \$73,659

Subject only to the State multiplier as applicable.

PTAB/TMcG.

The comparables range in age from 107 to 115 years and have full basements. They have three, four or six bathrooms and two have two or three-car garages. The comparable properties range in size from 5,037 to 5,955 square feet of living area with improvement assessments ranging from \$62,112 to \$80,505 or from \$11.73 to \$13.62 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject property's assessment.

After hearing the testimony 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.

Both parties submitted a total of six suggested comparable properties. The PTAB finds the board's comparable two (\$12.33 p/sf) is the only comparable similar to the subject. The remaining five comparables are found less similar in living area. The six properties, without adjustments, have improvement assessments ranging from \$10.38 to \$13.62 per square foot of living area. The subject's per square foot improvement assessment of \$11.19 is within this range of properties. After considering the differences in both parties' suggested comparables when compared to the subject property, the PTAB finds the evidence submitted into the record is insufficient to effect an assessment change.

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 7, 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.