

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Astri Lindberg
DOCKET NO.: 04-20966.001-R-1
PARCEL NO.: 05-35-401-016-0000

The parties of record before the Property Tax Appeal Board are Astri Lindberg, the appellant, by attorney Edward Larkin of Larkin & Larkin, Park Ridge, Illinois; and the Cook County Board of Review.

The subject property consists of a 50-year old, one-story style dwelling of frame and masonry construction containing 1,715 square feet of living area with a full, unfinished basement, central air conditioning, one fireplace and a two-car garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of the equity argument, the appellant submitted a grid analysis detailing three suggested comparable properties located on the same or adjacent street as the subject property. The comparables are one-story masonry or frame and masonry dwellings that are 51 or 84 years old. They have full or partial unfinished basements; two have air conditioning; two have fireplaces and two have garages. The comparables contain from 1,467 to 1,727 square feet of living area and have improvement assessments ranging from \$22.74 to \$22.94 per square foot. The subject property has an improvement assessment of \$25.26 per square foot. The appellant's attorney noted that across the subject's road, a high-rise residential development is being proposed, which would limit the subject's view and access to Lake Michigan. He also noted the subject is insured at a replacement value of \$414,010. Insurance documents were not submitted. 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 assessment was disclosed. In support of the subject's assessment, the board of review offered the property characteristic sheets and a spreadsheet detailing three suggested comparable properties located in the same neighborhood as the subject property. Two are on the same street

(Continued on Next Page)

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:	\$	18,073
IMPR.:	\$	38,999
TOTAL:	\$	57,072

Subject only to the State multiplier as applicable.

PTAB/MKB/5-09

as the subject property. The comparable properties consist of one-story masonry or frame and masonry dwellings that are from 46 to 51 years old. They have full or partial basements, with two having finished area and they all have air conditioning, fireplaces and garages. The dwellings contain from 1,480 to 1,952 square feet of living area and have improvement assessments ranging from \$25.63 to \$30.89 per square foot. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant noted differences between the board of review's comparables and the subject property.

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 Property Tax Appeal Board further finds that a reduction in the subject's assessment is warranted.

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 overcome this burden.

Both parties presented assessment data on a total of six equity comparables. The appellant's comparables two and three and the board of review's comparables one and three were of masonry construction, which differed from the subject's exterior construction. The board of review's comparable two was of the same exterior construction as the subject, but was considerably smaller than the subject. Thus, these comparables received reduced weight in the Board's analysis. The appellant's comparable one was similar to the subject in location, design, exterior construction and age. It had an improvement assessment of \$22.74 per square foot. The subject's \$25.26 per square foot improvement assessment is above this assessment. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds the subject's assessment is not supported by the most comparable properties contained in the record and a reduction in the subject's assessment is warranted.

With respect to the appellant's other claims, there was no data evidencing that the construction of a high-rise complex would detrimentally affect the subject's market value. There was also no evidence supporting the appellant's insurance claims.

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.

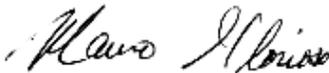
Chairman



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 27, 2009



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.