

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Michael Meyer
DOCKET NO.: 04-22347.001-R-1
PARCEL NO.: 14-19-320-039-0000

The parties of record before the Property Tax Appeal Board are Michael Meyer, the appellant, by attorney David C. Dunkin of the Law Offices of Arnstein & Lehr, LLP, Chicago, Illinois; and the Cook County Board of Review.

The subject property is improved with a 111-year old, two-story multi-family dwelling of frame construction containing 3,679 square feet of living area. The subject has two apartments, central air conditioning, a full basement with a recreation room and a two-car detached garage.

The appellant's appeal is based on unequal treatment in the assessment process. In support of this argument the appellant submitted information on five comparable properties described as two or three-story frame or masonry multi-family dwellings that range in age from 76 to 133 years old. The comparables range in size from 3,704 to 4,500 square feet of living area and have two or four apartments. Four comparables have basements, two comparables have central air conditioning and four comparables have two-car garages. These comparables have improvement assessments ranging from \$13.31 to \$14.34 per square foot of living area. The subject's improvement assessment is \$15.06 per square foot of living area. 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. The board of review presented descriptions and assessment information on three comparable properties consisting of two-story frame constructed multi-family dwellings that range in age from 109 to 115 years old. The comparables have the same classification and neighborhood codes as the subject property. The dwellings range in size from 1,882 to 2,376 square feet of living area and each has two apartments. Two comparables have

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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: \$ 4,771
IMPR.: \$ 52,487
TOTAL: \$ 57,258

Subject only to the State multiplier as applicable.

full unfinished basements, one comparable has two fireplaces and two comparables have two-car garages. These properties have improvement assessments ranging from \$35,404 to \$40,443 or from \$17.02 to \$18.81 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject'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 Board further finds a reduction in the subject's assessment is warranted.

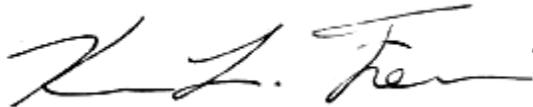
The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). After an analysis of the assessment data, the Board finds the appellant has met this burden.

The Board finds the comparables submitted by the appellant were most similar to the subject in size. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$13.31 to \$14.34 per square foot of living area. The subject's improvement assessment of \$15.06 per square foot of living area is above this range. The Board gives little weight to the board of review's comparables due to their smaller size in contrast with the subject improvement. In conclusion, after considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is not equitable and a reduction in the subject's assessment 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.



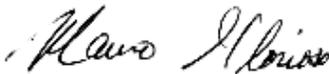
Chairman



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: March 20, 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.