

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Rick Gordon
DOCKET NO.: 04-27283.001-R-1
PARCEL NO.: 05-28-217-008-0000

The parties of record before the Property Tax Appeal Board are Rick Gordon, the appellant, by attorney Arnold G. Siegel, Chicago, Illinois; and the Cook County Board of Review.

The subject property is improved with a 53-year old, two-story dwelling of frame and masonry construction containing 2,565 square feet of living area. Features of the dwelling include a partial unfinished basement, a fireplace and a two-car attached garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on six comparable properties described as two-story frame, masonry, or frame and masonry dwellings that range in age from 48 to 61 years old for consideration. The comparables range in size from 2,331 to 2,912 square feet of living area. Five of the comparables had basements, four had central air conditioning, the comparables had from 1 to 3 fireplaces and each comparable had either a one or two-car garage. The comparables had total assessments that ranged from \$66,604 to \$86,149 and improvement assessments that ranged from \$49,500 to \$58,441 or from \$19.17 to \$21.84 per square foot of living area. The subject has a total assessment of \$79,558 and an improvement assessment of \$59,058 or \$23.02 per square foot of living area. The appellant argued the subject's improvement assessment equates to a market value of \$143.90 per square foot of living area which is 12.5% more than the average market value reflected by the improvement assessments for the comparables of \$127.91 per square foot. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to reflect a market value of \$127.91 per square foot resulting in an improvement assessment of \$52,494 or \$20.47 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment was disclosed.

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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:	\$	20,500
IMPR.:	\$	59,058
TOTAL:	\$	79,558

Subject only to the State multiplier as applicable.

The board of review presented descriptions and assessment information on three comparable properties consisting of two-story frame and masonry dwellings that range in age from 53 to 64 years old. The comparables have the same classification and neighborhood codes as the subject property. The dwellings range in size from 2,061 to 2,724 square feet of living area. Each comparable has a basement, two comparables have central air conditioning, two comparables have one or two fireplaces and one comparable has a two-car garage. These properties have total assessments ranging from \$64,051 to \$83,214 and improvement assessments ranging from \$49,051 to \$64,014 or from \$23.50 to \$23.79 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 not warranted.

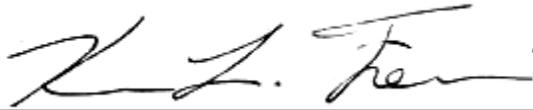
The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board 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 not met this burden.

The Board finds the comparables 2 and 4 submitted by the appellant and comparables 2 and 3 submitted by the board of review were most similar to the subject in size. These comparables ranged in size from 2,518 to 2,726 square feet of living area. The appellant's comparable 2 is somewhat inferior to the subject in that it has a slab foundation while the subject has a partial basement. The board of review's comparable 2 is somewhat inferior to the subject with no fireplace and no garage. The board of review's comparable 3 is somewhat inferior to the subject in age being 63 years old while the subject is 53 years old. Nevertheless, 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 \$19.36 to \$23.53 per square foot of living area. The subject's improvement assessment of \$23.02 per square foot of living area is within this range. The remaining comparables submitted by the parties were given less weight due to size differences from the subject. 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 equitable and a reduction in the subject's assessment 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.



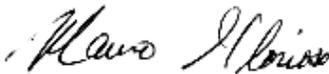
Chairman



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: 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.