

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Sylvia Margolies
DOCKET NO.: 04-27957.001-R-1
PARCEL NO.: 05-29-100-084-0000

The parties of record before the Property Tax Appeal Board are Sylvia Margolies, 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 74-year old, two-story style dwelling of frame and masonry construction containing 6,274 square feet of living area with a full, finished basement, four fireplaces and a four-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. Two are located on the same street as the subject and one of these is in the same tax block as the subject property. The other comparable is within one block of the subject. The comparables are two-story masonry or frame and masonry dwellings that are from 47 to 84 years old. They have full or partial, unfinished basements, central air conditioning, fireplaces and garages. The comparables contain from 5,996 to 10,511 square feet of living area and have improvement assessments ranging from \$11.84 to \$17.09 per square foot. The subject property has an improvement assessment of \$19.48 per square foot. 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 on the same street and tax block as the subject property. The comparable properties consist of two or three-story masonry or frame and masonry dwellings that are from 55 to 68 years old. They have full or partial, unfinished basements, two or four fireplaces and

(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:	\$	118,719
IMPR.:	\$	122,217
TOTAL:	\$	240,936

Subject only to the State multiplier as applicable.

PTAB/MKB/5-09

garages. Two have central air conditioning. The dwellings contain from 5,761 to 6,443 square feet of living area and have improvement assessments ranging from \$22.21 to \$24.50 per square foot. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant argued the board of review's comparables are newer than the subject, two differ in exterior construction and two have central air conditioning.

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 not 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 not 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 two differed in exterior construction. The appellant's comparable three was also substantially larger than the subject. Thus, these comparables received reduced weight in the Board's analysis. The appellant's comparable one and the board of review's comparable three were of the same exterior construction as the subject. They were also located on the same street as the subject. However, they were both significantly newer than the subject with ages of 47 and 55 years. The subject is 74 years old. They both have central air conditioning, while the subject has none. They both have partial, unfinished basements, while the subject has a full, finished basement. They have one or two fireplaces, while the subject has four. They have two or three-car garages, while the subject has a four-car garage. These two comparables contained 5,761 and 5,996 square feet and had improvement assessments of \$11.84 and \$24.13 per square foot. The subject's \$19.47 per square foot improvement assessment is between these assessments. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds the subject's improvement assessment is supported by the most comparable properties contained in the record 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.

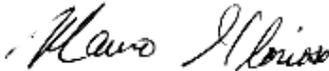
Chairman



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: 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.