

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Firouz Bahramizadeh
DOCKET NO.: 05-00844.001-R-1
PARCEL NO.: 16-36-123-035

The parties of record before the Property Tax Appeal Board are Firouz Bahramizadeh, the appellant; by attorney Mitchell L. Klein of Schiller, Klein & McElroy, P.C., in Chicago, and the Lake County Board of Review.

The subject property consists of a 21-year-old, two-story style brick dwelling that contains 2,168 square feet of living area. Features of the home include central air-conditioning, one fireplace, a 440 square foot garage and a full unfinished basement.

Through his attorney, the appellant submitted evidence to the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of three comparable properties, two of which are located on the subject's street. The comparables consist of two-story style brick or frame dwellings that are 19 or 38 years old and range in size from 2,063 to 2,222 square feet of living area. Features of the comparables include central air-conditioning, one fireplace, garages that contain from 252 to 399 square feet of building area and full basements, one of which contains 672 square feet of finished area. These properties have improvement assessments ranging from \$96,638 to \$101,109 or from \$44.95 to \$47.85 per square foot of living area. The subject has an improvement assessment of \$105,148 or \$48.50 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$99,966 or \$46.11 per square foot of living area.

(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 Lake County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	53,493
IMPR.:	\$	105,148
TOTAL:	\$	158,641

Subject only to the State multiplier as applicable.

PTAB/MRT/10/9/07

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$158,641 was disclosed. In support of the subject's improvement assessment, the board of review submitted property record cards and a grid analysis of three comparable properties located in the same assessor's assigned neighborhood code as the subject. The comparables consist of two-story style brick, frame, or brick and frame dwellings that were built between 1949 and 1986 and range in size from 1,930 to 2,070 square feet of living area. Features of the comparables include one fireplace, garages that contain from 240 to 399 square feet of building area and full or partial basements, one of which contains 725 square feet of finished area. Two comparables have central air-conditioning. These properties have improvement assessments ranging from \$96,985 to \$104,767 or from \$49.23 to \$50.61 per square foot of living area. Based on this evidence the board of review requested the subject's total assessment be confirmed.

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.

The Board finds the parties submitted six comparables for its consideration. The Board gave less weight to two comparables submitted by the board of review because they were considerably older than the subject. The Board finds four comparables were similar to the subject in terms of design, size and amenities and had improvement assessments ranging from \$44.95 to \$50.25 per square foot of living area. The subject's improvement assessment of \$48.50 per square foot of living area falls within this range. The Board thus finds the evidence in the record supports the subject's assessment.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels,

DOCKET NO.: 05-00844.001-R-1

all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence.

In conclusion, the Board finds the appellant failed to establish unequal treatment in the assessment process by clear and convincing evidence and the subject property's assessment as established by the board of review is correct.

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

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: October 26, 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.