

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Glenn Fingerhut
DOCKET NO.: 05-21082.001-R-1
PARCEL NO.: 10-15-227-020-0000

The parties of record before the Property Tax Appeal Board are Glenn Fingerhut, the appellant, by attorney Julie Realmuto with the law firm of McCarthy & Duffy, Chicago, and the Cook County Board of Review.

The subject property is improved with a one-year-old, two-story style dwelling of masonry construction containing 4,097 square feet of living area with three and one-half bathrooms, a full-finished basement, air-conditioning, a fireplace and a two and one-half car attached garage.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board arguing unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellant submitted assessment data and descriptive information on four properties suggested as comparable to the subject. Based on the appellant's documents, the four suggested comparables consist of two-story, single-family dwellings of masonry construction with the same neighborhood code as the subject. The improvements range in size from 4,233 to 4,652 square feet of living area and range in age from four to 20 years. The comparables contain from two and one-half to four and one-half bathrooms, a finished or unfinished basement, air-conditioning, a fireplace and a multi-car garage. The improvement assessments range from \$14.65 to \$16.13 per square foot of living area. Based on this evidence submitted, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$92,086. The subject's improvement assessment is \$83,972 or \$20.50 per square foot of living area. The board's evidence disclosed that the subject sold in February 2004 for a price of \$1,105,000.

(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: \$ 8,114
IMPR.: \$ 73,886
TOTAL: \$ 82,000

Subject only to the State multiplier as applicable.

Also, the board submitted a list of properties that sold which included the subject's February 2004 sale; however, descriptions of the other sale properties were not provided. In addition, the board of review provided a copy of the subject's property characteristic printout.

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 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 a reduction is warranted.

The Board finds the appellant's comparables to be the most similar properties to the subject in the record. These four properties are similar overall to the subject in improvement size, amenities, design, exterior construction and location and have improvement assessments ranging from \$14.65 to \$16.13 per square foot of living area. The subject's per square foot improvement assessment of \$20.50 falls above the range established by these properties. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is not supported by similar properties contained in the record.

On the basis of the evidence submitted by the parties, the Board finds the evidence has demonstrated that the subject is assessed in excess of that which equity dictates. Therefore, the Board finds a reduction in the subject's improvement 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: October 31, 2008



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.