



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Ronald P. Cotteleer
DOCKET NO.: 05-21977.001-R-1 through 05-21977.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ronald P. Cotteleer, the appellant(s), by attorney Michael E. Crane, of Crane & Norcross of Chicago; and the Cook County Board of Review.

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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
05-21977.001-R-1	02-03-206-022-0000	9,603	35,854	\$45,457
05-21977.002-R-1	02-03-206-023-0000	8,987	35,854	\$44,841

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 32-year-old, two-story style multi-family dwelling of frame and masonry construction. Containing 9,512 square feet of living area, the subject features eight apartments and an eight-car garage.

The appellant, through counsel, submitted evidence before 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 offered a spreadsheet detailing three suggested comparable properties located in the same coded assessment neighborhood as the subject. These properties consist of 25 year old three-story style multi-family dwellings of masonry construction. The comparables range in size from 5,742 to 5,808 square feet of living area and feature six apartments each. The comparables have improvement assessments ranging from \$7.52 to \$7.55 per square foot of living area. The subject's

improvement assessment is \$84,710, or \$8.91 per square foot of living area. A copy of the subject's 2005 board of review final decision was also included. 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 improvement assessment of was disclosed. In support of the subject's assessment, the board of review offered property characteristic sheets and a spreadsheet detailing one suggested comparable property located in the same assessment neighborhood as the subject. The comparable consists of a 32 year old, one story style multi-family dwelling of frame construction. This property contains 2,082 square feet of living area, three apartments and a garage. The comparable has an improvement assessment of \$15.21 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject property'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 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 overcome this burden.

The Property Tax Appeal Board finds that the parties submitted four properties as comparable to the subject. The Board accords substantial and primary weight to the appellant's comparables. The Board finds that these improvements are the most similar to the subject in the record. The Board accords the remaining property diminished weight. The Board finds that the remaining comparable differs in varying degrees from the subject in size, and/or amenities. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds the subject's per square foot improvement assessment of \$8.91 is not supported by the properties contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellant adequately demonstrated that the subject dwelling was inequitably assessed by clear and convincing evidence and a reduction is warranted.

Lbs/09

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

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: January 26, 2010

Allen Castrovillari

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.