



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

APPELLANT: Danny Briggs  
DOCKET NO.: 05-26049.001-R-1  
PARCEL NO.: 25-02-214-055-0000

The parties of record before the Property Tax Appeal Board are Danny Briggs, the appellant(s), by attorney Frederic I. Chaimson, of Mayster & Chaimson Ltd of Chicago; and the Cook County Board of Review.

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:** \$ 2,016  
**IMPR.:** \$ 15,928  
**TOTAL:** \$ 17,944

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 56-year old, two-story style multi-family dwelling of masonry construction containing 1,900 square feet of living area and a two-car garage. The subject improvement appears to have two apartments.

The appellant's appeal is based on unequal treatment in the assessment process. In support of the inequity argument, the appellant submitted information on five comparable properties described as two-story frame, masonry, or frame and masonry multi-family dwellings that are from 49 to 53 years old for consideration. The dwellings have the same neighborhood code as the subject property. The comparables contain from 2,256 to 2,438 square feet of living area with garages. The comparables appear to contain either two or three apartments. The comparables have improvement assessments ranging from \$6.13 to \$7.28 per square foot of living area. 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. The subject's improvement assessment is \$8.38 per square foot of living area. The board of review presented descriptions and assessment information on three comparable properties consisting of 59-year old, two-story masonry multi-family dwellings. The dwellings have the same neighborhood code as the subject property. The dwellings contain 1,900 square feet of living area with two car garages. The comparables each contain two apartments. These properties have improvement assessments ranging from \$8.32 to \$8.38 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 submitted by the board of review were the most similar to the subject in size, design, exterior construction, location and age. 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 \$8.32 to \$8.38 per square foot of living area. The subject's improvement assessment of \$8.38 per square foot of living area is within this range. The Board finds the remaining properties less similar to the subject in age and size and accords these properties diminished weight. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported and a reduction in the subject's assessment is not 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: November 25, 2009

*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.