Final Administrative Decision of the
State of Illinois
PROPERTY TAX APPEAL BOARD

APPELLANT: John Brofman
DOCKET NO.: 06-20501.001-R-1
PARCEL NO.: 16-05-322-015-0000

The parties of record before the Property Tax Appeal Board are John Brofman, the appellant, by attorney Rusty Payton of the Law Offices of Rusty Payton, P.C.; 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:	$ 8,549
IMPR.:	$ 28,415
TOTAL:	$ 36,964

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame construction containing 2,588 square feet of living area. The dwelling is 107 years old. Features of the home include a full unfinished basement, central air conditioning and a fireplace.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant described the subject as a 1.5-story dwelling with 1,546 square feet of living area. The appellant submitted no documentation to support this description of the subject dwelling. The photograph of the subject dwelling submitted by the appellant depicts a two-story home.

In support of the assessment inequity argument the appellant submitted information on four comparable properties described as one, 1-story and three, 1.5-story frame dwellings that range in age from 84 to 97 years old. The comparable dwellings range in size from 1,453 to 1,728 square feet of living area. Each comparable has a basement with one being finished and one comparable has central air conditioning. The comparables have improvement assessments ranging from $10.28 to $14.12 per square foot of living area. The subject's improvement assessment is $28,415 or $18.38 per square foot of living area using 1,546

square feet as the size of the subject dwelling. 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 board of review submitted a copy of the subject's property characteristic printout describing the subject dwelling as a two-story dwelling with 2,588 square feet of living area. To demonstrate the subject was equitably assessed, the board of review presented descriptions and assessment information on three comparable properties consisting of two-story frame dwellings that range in age from 89 to 114 years old. The dwellings range in size from 2,272 to 2,445 square feet of living area. Each comparable has a full basement with one being finished and each comparable has either a two or four-car detached garage. These properties have improvement assessments ranging from $14.32 to $18.70 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 initially finds the subject dwelling is a two-story home of frame construction with 2,588 square feet of living area. This finding is supported by the property characteristic printout submitted by the board of review and the photograph of the subject submitted on behalf of the appellant.

The Board finds the comparables submitted by the board of review were most similar to the subject in size and style. 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 $14.32 to $18.70 per square foot of living area. The subject's improvement assessment of $10.97 per square foot of living area is below the range established by the most similar comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is equitable 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: September 28, 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.