



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

APPELLANT: Alexandra Lexton-Metzner  
DOCKET NO.: 06-20549.001-R-1  
PARCEL NO.: 11-19-211-012-0000

The parties of record before the Property Tax Appeal Board are Alexandra Lexton-Metzner, the appellant, by attorney Mitchell L. Klein, of Schiller Klein PC in 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:

**LAND:** \$ 22,560  
**IMPR.:** \$ 96,594  
**TOTAL:** \$ 119,154

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of 12,000 square feet of land improved with a 100-year old, two-story, stucco, single-family dwelling. The improvement contains 6,334 square feet of living area as well as three full and two half-baths, a partial basement, two fireplaces, and a two-car garage.

The appellant's attorney argued that there was unequal treatment in the assessment process as the basis of this appeal.

In support of the equity argument, the appellant submitted descriptive and assessment data for four suggested comparables. The properties were improved with a two-story, single-family dwelling of stucco, masonry, or frame and masonry exterior construction. They range: in bathrooms from four to five baths; in age from 94 to 125 years; in size from 5,951 to 6,721 square feet of living area; and in improvement assessments from \$7.41 to \$15.30 per square foot. Amenities include basement area, one to three fireplaces, and either a one-car or two-car garage. The subject's improvement assessment is \$16.53 per square foot of

living area. Based upon this analysis, the appellant requested a reduction in the subject's assessment.

At the hearing, the appellant's attorney asserted that properties #1, #3, and #4 were located within several blocks of the subject, while property #2 was located within the subject's neighborhood.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was \$127,288. The board of review submitted property characteristic printouts for the subject and four suggested comparables. Three of the four properties were located within a one-quarter mile distance from the subject. The four properties are improved with a two-story or three-story, single-family dwelling with stucco, masonry or frame and masonry exterior construction. They range: in age from 90 to 111 years; in size from 5,910 to 6,650 square feet; and in improvement assessments from \$16.38 to \$17.67 per square foot. Amenities include basement area, one to three fireplaces, and from three to five bathrooms. Three of the four properties also contain a multi-car garage.

The printouts reflect that the assessor's office had accorded the subject property an average condition as well as property #2. Properties #1, #3 and #4 were accorded a deluxe condition by the assessor without further explanation. As a result of its analysis, the board requested confirmation of the subject's assessment.

At the hearing, the board of review's representative testified that he had no personal knowledge as to the variations in condition accorded by the assessor's office.

In rebuttal, the appellant's attorney submitted correspondence asserting the lack of comparability of the board of review's properties to the subject property. Further, at hearing, he argued that the board of review's four properties contained sale prices that reflect their superior condition in comparison to the subject property.

After considering the testimony and/or arguments as well as reviewing the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

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 data, the Board finds the appellant has met this burden.

The Board further finds that comparables #1, #3 and #4 submitted by the appellant are most similar to the subject in location,

condition, style, age, size and/or amenities. In analysis, the Board accorded most weight to these comparables. These three comparables ranged in improvement assessments from \$7.41 to \$15.30 per square foot of building area. The subject's improvement assessment at \$16.53 per square foot is above the range established by these comparables. The Board accorded diminished weight to the remaining properties due to a disparity in location, condition, style and/or improvement size.

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

*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 21, 2011

*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.