

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Lisa & Seth Prostic
DOCKET NO.: 06-21337.001-R-1
PARCEL NO.: 14-20-327-023-0000

The parties of record before the Property Tax Appeal Board are Lisa & Seth Prostic, the appellants, and the Cook County Board of Review.

The subject property consists of an eight-year-old, three-story, above average condition, single-family dwelling of masonry construction containing 2,996 square feet of living area and located in Lake View Township, Cook County. Features of the residence include four and one-half bathrooms, a full-finished basement, air-conditioning, two fireplaces and a two-car detached garage.

The appellant, Lisa Prostic, appeared before the Property Tax Appeal Board claiming unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellants submitted assessment data and descriptive information on four properties suggested as comparable to the subject. The appellants also submitted photographs of the subject and the suggested comparables and a copy of the board of review's decision. Based on the appellants' documents, the four suggested comparables consist of three-story, single-family dwellings of frame or masonry construction located within two blocks of the subject. Two comparables are located on the same street as the subject. The improvements range in size from 3,267 to 3,780 square feet of living area and range in age from three to seven years. The comparables contain three and one-half or four full bathrooms, a full-finished basement, air-conditioning, from one to three fireplaces and a two-car detached garage. The improvement assessments range from \$34.51 to \$35.70 per square foot of living area.

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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: \$ 15,539
IMPR.: \$ 110,672
TOTAL: \$ 126,211

Subject only to the State multiplier as applicable.

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At hearing, the appellant argued that the appellants' comparables are similar to the subject and should be considered as such by the Property Tax Appeal Board. Based on the 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 \$126,211. The subject's improvement assessment is \$110,672 or \$36.94 per square foot of living area. In support of the assessment the board submitted property characteristic printouts and descriptive data on three properties suggested as comparable to the subject. The suggested comparables are improved with three-story, seven or eight-year-old, average condition, single-family dwellings of masonry construction with the same neighborhood code as the subject. One comparable is located on the same street as the subject. The improvements range in size from 2,926 to 3,350 square feet of living area. The comparables contain three and one-half, four or four and one-half bathrooms, a full-finished basement, air-conditioning, two or four fireplaces and a two-car detached garage. The improvement assessments range from \$38.03 to \$40.94 per square foot of living area.

At hearing, the board's representative stated that the board of review's comparables are similar to the subject in size, design, age, amenities and location and indicated that the board of review would rest on the written evidence submissions. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

After hearing the testimony 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 appellants' 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 appellants have not overcome this burden.

The Board finds the appellants' comparable four and the board of review's comparables one and two to be the most similar properties to the subject in the record. These three properties are similar to the subject in improvement size, amenities, age and location and have improvement assessments ranging from \$35.59

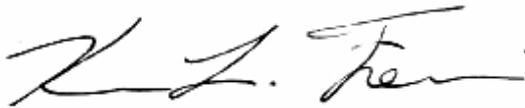
to \$40.94 per square foot of living area. The subject's per square foot improvement assessment of \$36.94 falls within the range established by these properties. The remaining comparables are accorded less weight because they are much larger in size of living area as compared to the subject. Accepted assessment theory suggests that as building size increases the value per square foot decreases, all other things being equal. In the instant case, the Board finds this theory is exemplified; the larger dwellings have lower per square foot assessments; and the smaller dwellings have higher per square foot assessments. 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 supported by the most similar properties contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellants have failed to adequately demonstrate that the subject dwelling was inequitably assessed by clear and convincing evidence and a reduction 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: May 30, 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.