

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Artur Nieweglowski
DOCKET NO.: 06-21683.001-R-1
PARCEL NO.: 09-14-412-042-0000

The parties of record before the Property Tax Appeal Board are Artur Nieweglowski, the appellant, by attorney Julie Realmuto of McCarthy & Duffy, Chicago, Illinois; and the Cook County Board of Review.

The subject property is improved with a 44-year old, multi-level style dwelling of frame construction containing 1,103 square feet of living area with a partial, finished basement, central air conditioning, and a two-car detached garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on seven comparable properties. On the grid analysis, four are described as multi-level frame and masonry dwellings that range in age from 37 to 43 years old. Three comparables had no detailed description provided other than classification and neighborhood codes, size, and improvement assessment. The seven comparable dwellings range in size from 1,242 to 1,374 square feet of living area. These properties have improvement assessments ranging from \$17.65 to \$18.60 per square foot of living area. The subject's improvement assessment is \$23.09 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 "Board of Review Notes on Appeal" wherein the subject's final assessment totaling \$30,965 was disclosed. The board of review submitted information disclosing that the subject sold in March 2005 for a price of \$352,500. The subject's assessment reflects a market value of approximately \$306,000 using the 2006 three-year median level of assessments for class 2 property of 10.12% as determined by the Illinois Department of Revenue. No other evidence was submitted by the board of review to demonstrate that the property was equitably assessed.

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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:	\$	5,500
IMPR.:	\$	19,931
TOTAL:	\$	25,431

Subject only to the State multiplier as applicable.

PTAB/BRW/May 09/06-21683

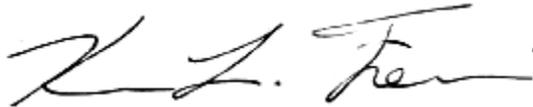
After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds that a reduction in the subject's assessment is warranted.

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 met this burden.

The appellant's comparables numbered five, six, and seven received little weight in the Board's analysis, because the appellant did not provide enough information to indicate whether they were actually comparable to the subject property. Although the appellant's comparables numbered one through four differed from the subject in exterior construction and were somewhat larger than the subject, they were similar in age and design. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments of \$17.65 to \$18.60 per square foot of living area. The subject's improvement assessment of \$23.09 per square foot of living area falls well above these amounts. The board of review provided the subject's March 2005 sale price but did not submit any equity evidence to refute the evidence presented by the appellant. The Board finds that, based on this limited evidence, the subject property's assessment is not justified, and a reduction in the subject's assessment 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.

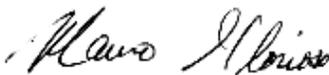
Chairman



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 27, 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.