



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

APPELLANT: Connie Foster  
DOCKET NO.: 06-22323.001-R-1  
PARCEL NO.: 14-30-121-030-0000

The parties of record before the Property Tax Appeal Board are Connie Foster, 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:     \$ 9,869**  
**IMPR.:    \$ 42,780**  
**TOTAL:    \$ 52,649**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story multi-family dwelling of masonry construction containing 2,852 square feet of living area. The dwelling is 94 years old. Features of the dwelling include three apartment units, a full, finished basement with an apartment, and a two-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as two or three-story stucco or masonry dwellings that are either 98 or 103 years old. One of the comparables is located on the same street two blocks from the subject, and the other two, based on their parcel index numbers, are located near the subject. The dwellings range in size from 2,654 to 3,749 square feet of living area. Two dwellings have unfinished basements, either full or partial, and one has a full, finished basement with an apartment. Each comparable has a garage. The comparables have improvement assessments ranging from \$11.94 to \$15.14 per square foot of living area. The subject's improvement assessment is \$15.24 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 board of review presented descriptions and assessment information on four comparable properties consisting of two-story masonry dwellings that range in age from 90 to 100 years old. The comparables all have the same classification and neighborhood codes as the subject. Three are located on the same street two blocks from the subject, and the remaining is also located near the subject. The multi-family dwellings range in size from 2,336 to 2,587 square feet of living area. Three comparables have full, unfinished basements, and one has a slab foundation. Each comparable has two apartment units and a garage; two have central air conditioning; and one has a fireplace. These properties have improvement assessments ranging from \$17.24 to \$17.48 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 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.

Both parties presented assessment data on a total of seven equity comparables. The comparables submitted by the board of review were somewhat smaller in size than the subject and received reduced weight in the Board's analysis. The appellant's comparable numbered one was much larger than the subject and also differed in exterior construction. As a result, this comparable also received reduced weight. The Board finds the appellant's comparables numbered two and three were most similar to the subject in size. They were also very similar in age and exterior construction. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments of \$14.75 and \$15.14 per square foot of living area. The subject's improvement assessment of \$15.24 per square foot of living area falls above 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 not equitable 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.

*Ronald R. Cuit*

Chairman

*Frank J. Huff*

Member

Member

*Shawn R. Lerski*

Member

Member

*Mario M. Louie*

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 21, 2010

*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.