FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Ira Rosenberg
DOCKET NO.: 06-23701.001-R-1 through 06-23701.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ira Rosenberg, the appellant, by attorney Edward Larkin, of Larkin & Larkin of Park Ridge; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
06-23701.001-R-1	10-16-402-019-0000	3,571	22,431	$26,002
06-23701.002-R-1	10-16-402-020-0000	3,571	22,431	$26,002

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame and masonry construction containing 3,016 square feet of living area. The dwelling is 32 years old. Features of the home include a full, unfinished basement, central air conditioning, a fireplace and a two-car garage. The dwelling is located on two parcels.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties located in the same neighborhood as the subject and described as two-story masonry or frame and masonry dwellings that are between 37 and 45 years old. The comparable dwellings range in size from 2,186 to 3,388 square feet of living area. Two of the comparables have a partial, finished basement, each has central air conditioning, two have one or two fireplaces and each has a two-car garage. The comparables have improvement assessments ranging from $11.88 to $13.05 per square foot of living area. The subject's improvement assessment is $14.88 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 three comparable properties. The board of review's grid analysis listed four comparables; however, comparable one is part of the subject property. The comparables consist of two-story masonry or frame and masonry dwellings that are between one and 28 years old. The dwellings range in size from 2,981 to 3,197 square feet of living area. Each of the comparables has a partial or full, unfinished basement, central air conditioning, a fireplace and two have a garage. These properties have improvement assessments ranging from $14.85 to $19.66 per square foot of living area. Each of the comparables is in the same assessor's assigned neighborhood code as the subject. 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 finds the appellant's comparables one and two differ substantially from the subject in size. Comparable two also differs from the subject in foundation. The board of review's comparable three differed from the subject in age. Comparable two differed from the subject in exterior construction. As a result, these comparables received reduced weight. The remaining comparables submitted by the parties, the appellant's #3 and the board of review's #4, were similar to the subject in design, exterior construction, age, size and foundation. The comparables have the same neighborhood code as the subject. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments of $13.05 and $14.85 per square foot. The subject's improvement assessment of $14.88 per square foot of living area is supported 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: April 23, 2010

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.