

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: John F. Golan  
DOCKET NO.: 04-24904.001-R-1 and 04-24904.002-R-1  
05-25577.001-R-1 and 05-25577.002-R-1  
06-25809.001-R-1 and 06-25809.002-R-1  
PARCEL NO.: 05-20-311-015 and 05-20-311-017

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are John F. Golan, the appellant, by attorney Lait Meisler with the law firm of Golan & Christie in Chicago and the Cook County Board of Review.

The subject property consists of a 47,480 square foot parcel of land improved with a 54-year old, two-story, frame and masonry, single-family dwelling. The improvement contains 4,111 square feet of living area, four and one-half baths, one fireplace, air conditioning and a partial, unfinished basement. The appellant, via counsel, argued that there was unequal treatment in the assessment process of the improvement as the basis of this appeal.

The PTAB finds that these appeals are within the same assessment triennial, involve common issues of law and fact and a consolidation of the appeals would not prejudice the rights of the parties. Therefore, under the *Official Rules of the Property Tax Appeal Board, Section 1910.78*, the PTAB, without objection from the parties, consolidates the above appeals.

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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:

<u>DOCKET #</u>	<u>PIN</u>	<u>LAND</u>	<u>IMPROV</u>	<u>TOTAL</u>
04-24904.001-R-1	05-20-311-015	\$43,986	\$95,704	\$139,690
04-24904.002-R-1	05-20-311-017	\$40,555	\$ 0	\$ 40,555
05-25577.001-R-1	05-20-311-015	\$43,986	\$95,704	\$139,690
05-25577.002-R-1	05-20-311-017	\$40,555	\$ 0	\$ 40,555
06-25809.001-R-1	05-20-311-015	\$43,986	\$95,704	\$139,690
06-25809.002-R-1	05-20-311-017	\$40,555	\$ 0	\$ 40,555

Subject only to the State multiplier as applicable.

PTAB/0849501JBV

In support of the equity argument, the appellant submitted assessment data and descriptions on a total of eight properties suggested as comparable to the subject. The data in its entirety reflects that the properties are located within the subject's neighborhood and are improved with a two-story, frame, masonry, or frame and masonry single-family dwelling with between three and one-half and five and two-half baths and one and three fireplaces. In addition, six properties contain air conditioning. The improvements range: in age from one to 62 years; in size from 3,930 to 6,185 square feet of living area; and in improvement assessments from \$4.81 to \$22.50 per square foot of living area. Based upon this analysis, 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 improvement assessment was \$95,704, or \$23.28 per square feet of living area. The board also submitted copies of the property characteristic printouts for the subject as well as a total of six suggested comparables located within the subject's neighborhood. The board's properties contain a two-story, frame and masonry or frame, single-family dwelling with between three and five baths, two fireplaces, air conditioning, and, for five properties, a partial or full basement with three finished. The improvements range: in age from one to 55 years; in size from 3,966 to 4,801 square feet of living area and in improvement assessments from \$23.86 to \$28.65 per square foot of living area. In addition, the board submitted copies of its file from the board of review's level appeal. As a result of its analysis, the board requested confirmation of the subject's assessment.

At hearing, the appellant's attorney argued that the subject property is over assessed when compared to similar properties in the subject's neighborhood. Ms. Meisler argued that the board of review's comparables are not as similar to the subject as the appellant's comparables.

The board of review's representative, Lena Henderson, argued that the board's comparables are similar to the subject and assessed higher than the subject.

Ms. Henderson argued that the appellant's comparables #2 and #4 from 2004 are the same improvement positioned on two parcels; one parcel is assessed at 80% of the value and the other at 20%. She argued that the full improvement assessment for this comparable is arrived at by adding both improvement assessment amounts together for a total of \$24.05. Ms. Henderson also testified that the appellant's comparable #3 from 2004 and #3 from 2005 where also one improvement positioned on two parcels and each improvement assessment was pro-rated with each other. She testified that 100% of the improvement assessment is arrived at by adding the two assessments together for a total of \$25.55.

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During the hearing she stated that she reviewed each of the appellant's suggested comparables in the board of review's computer system to determine if a property was a full, partial, or pro-rated assessment. Ms. Henderson further explained what a partial and pro-rated assessment was.

In addition, she argued that the appellant's comparables were not as similar to the subject as the appellant argues.

In response to questioning, Ms. Henderson had no knowledge as to what was hand written on the 2005 grid or what this information meant.

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

Appellants 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, 544 N.E.2d 762 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. Proof of assessment inequity should include assessment data and documentation establishing the physical, locational, and jurisdictional similarities of the suggested comparables to the subject property. Property Tax Appeal Board Rule 1910.65(b). Mathematical equality in the assessment process is not required. A practical uniformity, rather than an absolute one is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395, 169 N.E.2d 769 (1960). Having considered the evidence presented, the PTAB concludes that the appellant has not met this burden and that a reduction is not warranted.

The PTAB finds the appellant only submitted a total of seven suggested comparables. Four of the properties submitted were prorated assessments for two properties. Therefore, the parties presented assessment data on a total of 13 equity comparables. The PTAB finds three of the appellant's comparables and four of the board of review's comparables are the most similar to the subject. These seven comparables contain a two-story, frame, masonry, or frame and masonry, single-family dwelling located within the subject's neighborhood. The improvements range: in age from 28 to 62 years; in size from 3,930 to 4,474 square feet of living area; and in improvement assessments from \$21.07 to \$35.19 per square foot of living area. In comparison, the subject's improvement assessment of \$23.28 per square foot of living area falls within the range established by these comparables. The PTAB accorded less weight to the remaining comparables due to a disparity in size and/or age.

As a result of this analysis, the PTAB further finds that the appellant has not adequately demonstrated that the subject's

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improvement was inequitably assessed by clear and convincing evidence and that 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.

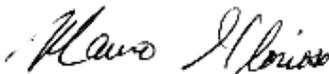


Chairman



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: February 20, 2009



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

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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.