



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

APPELLANT: Herb Hedeem  
DOCKET NO.: 06-27782.001-R-1  
PARCEL NO.: 14-29-201-003-0000

The parties of record before the Property Tax Appeal Board are Herb Hedeem, the appellant, by attorney Michael Griffin in Chicago, 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:

**LAND:** \$ 16,814  
**IMPR.:** \$ 51,485  
**TOTAL:** \$ 66,583

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a three-story multi-family dwelling of masonry construction containing 3,888 square feet of building area. The dwelling is 100 years old. Features include three apartment units and a partial, unfinished basement. The subject has a classification code of 2-12 under the Cook County Real Property Assessment Classified Ordinance, Mixed commercial/residential building, 6 units or less, square feet less than 20,000.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on four comparable properties described as one and one-half or three-story masonry or frame and masonry dwellings that range in age from 94 to 118 years old. The appellant's comparables all have the same classification and neighborhood codes as the subject. The multi-family dwellings range in size from 2,726 to 4,515 square feet of building area. The comparables have three or four apartment units; each has a full or partial unfinished basement; and two have garages. The comparables have improvement assessments ranging from \$5.67 to \$8.09 per square foot of building area. The subject's improvement assessment is \$13.24 per square foot of building 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 three-story masonry dwellings that range in age from 100 to 113 years old. The comparables all have the same classification and neighborhood codes as the subject. The multi-family dwellings range in size from 3,330 to 3,855 square feet of building area. The comparables have three or four apartment units; each comparable has a full or partial unfinished basement; and two have garages. These properties have improvement assessments ranging from \$13.33 to \$17.21 per square foot of building area. The board of review's evidence indicated the comparable numbered three sold for \$610,000 in February 2003. 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.

Both parties presented assessment data on a total of eight equity comparables. The appellant's comparable numbered four differed from the subject in style, exterior construction, and size, and the appellant's comparable numbered two was much larger. As a result, the appellant's comparables numbered two and four received reduced weight in the Board's analysis. The comparables numbered two and three by the board of review were smaller than the subject and also received reduced weight. The Board finds the appellant's comparables numbered one and three and the comparables numbered one and four by the board of review were most similar to the subject in size. They were also very similar in style, exterior construction, and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$5.67 to \$13.97 per square foot of building area. The subject's improvement assessment of \$13.24 per square foot of building area falls within 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

Docket No: 06-27782.001-R-1

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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*Shawn R. Lerbis*

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

*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.