



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

APPELLANT: Marshall Marcovitz
DOCKET NO.: 06-27873.001-R-1
PARCEL NO.: 14-33-324-010-0000
TOWNSHIP: North Chicago

The parties of record before the Property Tax Appeal Board are Marshall Marcovitz, the appellant(s), by attorney Robert M. Sarnoff, of Sarnoff & Baccash of 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: \$ 21,600
IMPR.: \$ 105,560
TOTAL: \$ 127,160**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 118-year-old, two-story single-family dwelling of masonry construction containing 2,976 square feet of living area and situated on a 3,600 square foot parcel. Features of the residence include two and one-half bathrooms, air-conditioning and a fireplace. The subject is built on slab and located in North Chicago Township, Cook County.

The appellant, through counsel, appeared before the Property Tax Appeal Board arguing unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellant submitted assessment data and descriptive information on four properties suggested as comparable to the subject. The appellant also submitted a one-page brief, a photograph of the subject, Cook County Assessor's Internet Database sheets for the subject and the suggested comparables as well as a copy of the board of review's decision. Based on the appellant's documents, the four suggested comparables consist of two-story, single-family dwellings of frame, masonry or frame and masonry construction with the same

neighborhood code as the subject. Two of the comparables are located on the same street and within four blocks of the subject. The improvements range in size from 2,880 to 3,153 square feet of living area and range in age from 115 to 124 years. The comparables contain from two to four and one-half bathrooms. Three comparables contain a full-finished or unfinished basement, three comparables have air-conditioning as well as one or two fireplaces and three comparables contain a two-car detached garage. The improvement assessments range from \$26.44 to \$34.64 per square foot of living area.

At hearing, the appellant's attorney argued that the appellant's comparables one and two are similar to the subject and located on the same street and within four blocks of the subject. Based on the evidence submitted, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$127,160. The subject's improvement assessment is \$105,560 or \$35.47 per square foot of living area. In support of the assessment the board submitted property characteristic printouts and descriptive data on four properties suggested as comparable to the subject. The suggested comparables are improved with two-story, single-family dwellings of masonry construction with the same neighborhood code as the subject. The improvements range in size from 2,378 to 3,011 square feet of living area and range in age from 103 to 138 years. The comparables contain two and one-half, three or three and one-half bathrooms, a full-finished or unfinished basement and a two-car detached garage. Three comparables contain air-conditioning and two comparables have a fireplace. The improvement assessments range from \$36.10 to \$37.64 per square foot of living area.

At hearing, the board's representative stated that the board's comparables are similar to the subject in size, design, age, amenities and location and indicated that the board of review would rest on the written evidence submissions. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

After hearing the testimony 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 appellant's argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that 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). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has not overcome this burden.

The Board finds the appellant's comparables one and two and the board of review's comparables one and three to be the most similar properties to the subject in the record. These four properties are similar to the subject in improvement size, design, age and location and have improvement assessments ranging from \$26.44 to \$36.71 per square foot of living area. The subject's per square foot improvement assessment of \$35.47 falls within the range established by these properties. The Board finds the appellant's two remaining comparables inferior to the subject in exterior construction. The board's two remaining comparables differ from the subject in improvement size. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported by the most similar properties contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellant has failed to adequately demonstrate that the subject dwelling was inequitably assessed by clear and convincing evidence and 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.

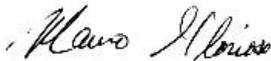


Chairman



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: September 28, 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.