



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

APPELLANT: Alfred Leong
DOCKET NO.: 06-28898.001-R-2
PARCEL NO.: 20-26-317-035-0000

The parties of record before the Property Tax Appeal Board are Alfred Leong, 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: \$ 15,750
IMPR.: \$ 145,453
TOTAL: \$ 161,203

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 13,125 square foot land parcel improved with an 80-year old, three-story, masonry, mixed-use building with nine commercial units and 26 apartments, therein. The improvement contains 28,761 square feet of living area. The appellant's appeal is based on unequal treatment in the assessment process.

As to the equity argument, the appellant submitted two grid analyses. The first grid included assessment data and descriptions on three properties located within the subject's neighborhood. The properties are improved with a multi-story, masonry, mixed-use buildings. They range: in age from 80 to 93 years; in units from seven to 18; and in size from 2,372 to 20,629 square feet of building area. This grid reflects data not included on the submitted assessor database printouts and miscalculations in the improvement assessment per square foot of building area. The correct calculation indicates that the improvement assessments range from \$5.06 to \$6.49 per square foot of building area. There was no explanation as to why data on the appellant's grid either did not match the assessor database printouts or as to the methodology used in the mathematical miscalculations.

The second grid included assessment data and limited descriptions on the aforementioned three suggested comparables as well as two additional properties. The assessor's database printouts for these two properties reflect one building prorated over two land parcels. In total, the property contains 7,627 square feet of land area improved with an eight-year old, mixed-use building with 20 units and 20,733 square feet of building area. The improvement assessment is prorated over the two land parcels to reflect a total improvement assessment of \$24.78 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 of \$161,203 was disclosed. This assessment reflects a market value of \$671,679 or \$23.42 per square foot when the Cook County Ordinance level of assessment for class 3 property of 24% is applied.

In support of the subject's market value, raw sales data was submitted for five properties. The data from the CoStar Comps service sheets reflect that the research was licensed to the assessor's office, but failed to indicate that there was any verification of the information or sources of data. The properties sold in an unadjusted range from \$310,500 to \$5,000,000, or from \$11.15 to \$175.69 per square foot. The buildings were either retail/storefront/office properties to retail/residential properties. 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 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 PTAB finds the appellant has not met this burden.

As to the equity argument, the PTAB finds that the comparables #1 through #3 submitted by the appellant are most similar to the subject in location, style, size, and/or age. Due to their similarities to the subject, these comparables received the most weight in the PTAB's analysis. These comparables had improvement assessments that ranged from \$5.06 to \$6.49 per square foot of building area. The subject's improvement assessment is \$5.06 per square foot of building area is within the range established by the comparables.

The board of review's properties were accorded diminished weight due to a disparity in raw, unadjusted data; location; and/or use.

As a result of this analysis, the PTAB finds the appellant has not adequately demonstrated that the subject dwelling 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn P. 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: May 20, 2011

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.