



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

APPELLANT: Willie Conrad
DOCKET NO.: 06-30648.001-R-1
PARCEL NO.: 16-26-105-010-0000

The parties of record before the Property Tax Appeal Board are Willie Conrad, the appellant, by attorney Herbert B. Rosenberg, of Schoenberg Finkel Newman & Rosenberg LLC 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: \$ 4,388
IMPR.: \$ 31,286
TOTAL: \$ 35,674

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story mixed use commercial and multi-family building of masonry construction containing 4,914 square feet of building area. The building is 95 years old and has six apartment units and one commercial unit. Features of the building include a partial, unfinished basement.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties located on the same block or one block from the subject. They are described as two-story masonry mixed use commercial and multi-family buildings that are 95 or 130 years old. The comparable buildings range in size from 5,075 to 5,740 square feet of building area. The comparables have a partial, unfinished basement and two have a two or four-car garage. The comparables have improvement assessments ranging from \$4.50 to \$5.42 per square foot of building area. The subject's improvement assessment is \$6.37 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 with the same neighborhood code as the subject. Two are located one-quarter mile from the subject. They consist of two-story masonry mixed use part commercial and part multi-family buildings that range in age from 84 to 101 years old. The dwellings range in size from 4,198 to 4,700 square feet of building area. The comparables have partial, unfinished basements and three have a one and one-half, three-car or four-car garage. These properties have improvement assessments ranging from \$6.35 to \$7.08 per square foot of building area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant's attorney compared the board of review's comparables with the subject property regarding location and size.

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 comparables submitted by both parties were similar to the subject in use, design, exterior construction and age. They also have the same neighborhood code as the subject. The appellant's comparable three was much larger than the subject and the board of reviews comparable four was much smaller than the subject. Thus, these comparables received reduced weight in the Board's analysis. The remaining comparables were similar to the subject in size and received the most weight in the Board's analysis. These comparables had improvement assessments ranging from \$4.50 to \$6.77 per square foot of building area. The subject's improvement assessment of \$6.37 per square foot of building area is 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 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 M. Louie

Member

Shawn P. Lerski

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: June 18, 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.