

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Gray
DOCKET NO.: 06-30804.001-R-1
PARCEL NO.: 14-32-112-020-0000
TOWNSHIP: North Chicago

The parties of record before the Property Tax Appeal Board are Gray, the appellant, by attorney Julie Realmuto of McCarthy & Duffy, Chicago, Illinois; and the Cook County Board of Review.

The subject property consists of two dwellings situated on one parcel. Building #1 is a 118-year old, two-story style, single-family dwelling of masonry construction containing 1,840 square feet of living area with a full, unfinished basement. Building #2 is a 118-year old, two-story style, multi-family dwelling of frame construction containing 1,040 square feet of living area with a full, unfinished basement.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on four comparable properties described as two-story masonry dwellings that range in age from 115 to 121 years old. The comparable dwellings range in size from 1,840 to 2,200 square feet of living area and have improvement assessments ranging from \$29.45 to \$32.36 per square foot of living area. According to the appellant, the subject's improvement assessment is \$104,343 or \$56.71 per square foot of living area, but that is based on the combined improvement assessment for both buildings. 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 three comparable properties consisting of two-story frame or masonry dwellings that range in age from 118 to 138 years old. The dwellings range in size from 1,320 to 1,920 square feet of living area and have improvement assessments ranging from \$32.08 to \$40.57 per square foot of living area. The board of review also presented descriptions and assessment information on three comparable properties for building #2. The

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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:

LAND:	\$	24,641
IMPR.:	\$	104,343
TOTAL:	\$	128,984

Subject only to the State multiplier as applicable.

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comparables for building #2 consist of two-story masonry dwellings that range in age from 120 to 128 years old. The dwellings range in size from 1,350 to 2,070 square feet of living area. These properties have improvement assessments that range from \$42.06 to \$74.51 per square foot of living area. Based on the assessment information provided by the board of review, building #1 has an improvement assessment of \$61,509 or \$33.43 per square foot of living area, and building #2 has an improvement assessment of \$42,834 or \$41.19 per square foot of living area. 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 that 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.

To support its claim that the property had two improvements, the board of review provided the property characteristic sheets for each building. A review of the property characteristic sheets confirms that the parcel has two buildings. Building #1 is a two-story masonry dwelling with 1,840 square feet of living area, and building #2 is a two-story frame dwelling with 1,040 square feet of living area.

Both parties presented assessment data on a total of seven equity comparables for building #1. The comparables numbered one and three by the appellant were much larger than building #1, and the comparables numbered two and three by the board of review differed from building #1 in exterior construction. As a result, these comparables received reduced weight in the Board's analysis. The Board finds that the comparables numbered two and four by the appellant and the comparable numbered one by the board of review were the most similar to building #1 in size, and they were also very similar in age, design, and exterior construction. Due to their similarities to building #1, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$30.20 to \$40.57 per square foot of living area. Building #1's improvement assessment of \$33.43 per square foot of living area falls within this range. After considering adjustments and the differences in both parties' comparables when compared to building #1, the Board finds building #1's improvement assessment

is equitable and a reduction in the subject's assessment is not warranted.

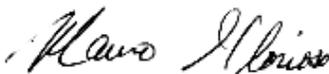
This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



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: August 24, 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.