



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

APPELLANT: Brian Finger  
DOCKET NO.: 06-30843.001-R-1  
PARCEL NO.: 14-31-428-051-0000

The parties of record before the Property Tax Appeal Board are Brian Finger, 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 a reduction 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:** \$ 12,737  
**IMPR.:** \$ 47,748  
**TOTAL:** \$ 60,485

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a three-story multi-family dwelling of frame and masonry construction containing 2,760 square feet of living area. The dwelling is 113 years old. Features include a concrete slab foundation.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on five comparable properties located within one block of the subject. The comparables were two or three-story masonry multi-family dwellings that range in age from 105 to 118 years old. The comparable dwellings range in size from 2,100 to 3,295 square feet of living area. Four comparables have full or partial basements, two of which are finished, one has a concrete slab foundation, one has central air conditioning and one has a garage. The comparables have improvement assessments ranging from \$11.46 to \$17.69 per square foot of living area. The subject's improvement assessment is \$24.52 per square foot of living 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 two-story frame or masonry multi-family dwellings that range in age from 115 to 128 years old. The dwellings range in size from 1,440 to 1,932 square feet of living area. The comparables have full, unfinished basements and central air conditioning. Three have two fireplaces and two have a garage. These properties have improvement assessments ranging from \$26.49 to \$32.94 per square foot of living area. The board of review reported the subject sold in September 2005 for \$1,500,000. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant compared the subject property with the board of review's comparables regarding 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 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 met this burden.

The Board finds the board of review's comparables were substantially smaller than the subject. The appellant's comparable one was substantially smaller than the subject and comparable four was substantially larger than the subject. As a result, these comparables received reduced weight in the Board's analysis. The appellant's comparables two, three and five were similar to the subject in size. They were also similar to the subject in location and age, but differed in exterior construction and foundation, with one exception. Despite some differences, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments ranging from \$16.47 to \$17.69 per square foot of living area. The subject's improvement assessment of \$24.52 per square foot of living area is above 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 not equitable and a reduction in the subject's assessment is 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. 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: 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.