



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

APPELLANT: Heath Mitts  
DOCKET NO.: 07-21144.001-R-1  
PARCEL NO.: 04-01-414-015-0000

The parties of record before the Property Tax Appeal Board are Heath Mitts, the appellant, by attorney Mitchell L. Klein of Schiller Klein PC 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:** \$ 19,195  
**IMPR.:** \$ 92,445  
**TOTAL:** \$ 111,640

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of masonry construction containing 3,201 square feet of living area. The dwelling is 79 years old. Features of the home include a full finished basement, central air conditioning, a fireplace, and a two-car garage. The dwelling is located in Glencoe, New Trier Township, Cook County.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as two-story stucco or masonry dwellings that range in age from 77 to 92 years old. The comparables have the same assigned neighborhood and classification codes as the subject. One of the comparables is located in the same block as the subject, and the other two are located 0.37 and 0.68 mile from the subject. The comparable dwellings range in size from 3,348 to 3,634 square feet of living area. Two dwellings have full unfinished basements, and one has a full finished basement. Each comparable has a garage and one or two fireplaces, and one comparable has central air conditioning. The comparables have improvement assessments ranging from \$28.00 to \$29.22 per square foot of living area. The subject's improvement assessment is \$95,804 or \$29.93 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 masonry dwellings that range in age from 65 to 77 years old. The comparables have the same assigned neighborhood and classification codes as the subject. One of the comparables is located on the same block as the subject, and one is located one-quarter mile from the subject. The dwellings range in size from 2,354 to 2,530 square feet of living area, and one is described as being deluxe quality. Two dwellings have partial finished basements, and two have unfinished basements, either full or partial. Each comparable has central air conditioning, one to three fireplaces, and a garage. These properties have improvement assessments ranging from \$30.46 to \$34.64 per square foot of living area. As part of its evidence, the board of review disclosed that the subject property sold in November 2005 for \$1,150,000 or for \$330.27 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant's attorney noted that the comparables submitted by the board of review were smaller than the subject property and three of the comparables were newer.

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.

Both parties presented assessment data on a total of seven equity comparables. The comparables submitted by the board of review were much smaller than the subject, and three were 13 to 14 years newer than the subject. As a result, the board of review's comparables received reduced weight in the Board's analysis. The appellant's comparable numbered one was larger and older than the subject and also received reduced weight. The Board finds the appellant's comparables numbered two and three were very similar to the subject in age and size. In addition, comparable two had masonry exterior construction like the subject, and comparable three was located in the same block as the subject. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had

improvement assessments of \$28.53 and \$29.22 per square foot of living area. The subject's improvement assessment of \$29.93 per square foot of living area falls above these assessments. 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 Morris*

Member

*Shawn R. 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: April 22, 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.