



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

APPELLANT: Thomas Erffmeyer  
DOCKET NO.: 07-21622.001-R-1  
PARCEL NO.: 05-27-301-034-0000

The parties of record before the Property Tax Appeal Board are Thomas Erffmeyer, the appellant(s), by attorney Julie Realmuto, of McCarthy Duffy of 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:     \$ 34,928**  
**IMPR.:    \$ 70,302**  
**TOTAL:    \$ 105,230**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a one and one-half-story dwelling of frame and masonry construction containing 2715 square feet of living area. The dwelling is 66 years old. Features of the home include a partial, finished basement, central air conditioning, three fireplaces and a two-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted basic assessment information on seven properties but provided sufficiently detailed property characteristics information on only four comparable properties. They were described as one-story or one and one-half-story frame, masonry or stucco dwellings that range in age from 52 to 135 years old. The comparable dwellings range in size from 2028 to 2342 square feet of living area. Two have full basements, one of which is finished, and one has a partial basement. One has central air conditioning, and three have fireplaces. The appellant did not include any data concerning garages for the comparables. The comparables have improvement

assessments ranging from \$26.27 to \$26.88 per square foot of living area. The appellant indicated the subject is a one-story dwelling with having 1891 square feet of living area and an improvement assessment of \$37.18 per square foot. 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 one and one half-story masonry or frame and masonry dwellings that range in age from 51 to 84 years old. The dwellings range in size from 2089 to 2936 square feet of living area. Features include full or partial basements, one of which is finished, one fireplace each, and one-car to three-car garages. Two have central air conditioning. These properties have improvement assessments ranging from \$26.88 to \$29.38 per square foot of living area. The board of review indicated the subject is a one and one-half-story dwelling with 2715 square feet of living area and an improvement assessment of \$25.89 per square foot. 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 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.

Based on the property characteristic printout sheets filed with the board of review's evidence, the Board finds the subject is a one and one-half story dwelling with 2715 square feet of living area and an improvement assessment of \$25.89 per square foot.

The Board finds the comparables submitted by both parties differed from the subject in significant ways. All of the appellant's comparables and the board of review's comparables #3

and #4 were of different exterior construction than the subject. Most of them, including the board of review's other two comparables were substantially smaller than the subject. However, the comparables submitted by both parties had improvement assessments that ranged from \$26.27 to \$29.38 per square foot of living area. The subject's improvement assessment of \$25.89 per square foot of living area is lower than the per-square-foot assessments of all eight of the parties' comparables. The Board finds the appellant has not established by clear and convincing evidence that the subject is inequitably assessed.

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. Crit*

Chairman

*K. L. Fan*

Member

*Richard A. Huff*

Member

*Harold H. Lewis*

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: December 23, 2009

*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.