



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

APPELLANT: Daniel P. Sternberg
DOCKET NO.: 07-22199.001-R-1
PARCEL NO.: 05-06-315-016-0000

The parties of record before the Property Tax Appeal Board are Daniel P. Sternberg, the appellant, by attorney Glenn S. Guttman, of Rieff Schramm Kanter & Guttman 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: \$21,496
IMPR.: \$40,648
TOTAL: \$62,144**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 2-story dwelling of frame and masonry construction containing 1,775 square feet of living area. The dwelling is 59 years old. Features of the home include a full unfinished basement, central air conditioning and a fireplace.

The appellant marked comparable sales as the basis for the appeal; however, no sales data was submitted. Therefore this appeal is analyzed as being based on assessment inequity. The appellant submitted information on eight comparable properties described as 1 or 1½-story masonry or frame and masonry dwellings that range in age from 55 to 61 years old. The comparable dwellings range in size from 1,307 to 2,276 square feet of living area. Five comparables feature partial basements, one of which is finished, two have slab foundations and one is on a crawl space foundation. Six comparables feature central air conditioning, six have fireplaces and six have 1 or 2-car garages. The comparables have improvement assessments ranging from \$18.74 to \$25.74 per square foot of living area. The subject's improvement assessment is \$28.76 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 but did not present descriptions or assessment information on any comparable properties. 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 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.

None of the appellant's comparables were particularly similar to the subject. However, the Board finds the board of review submitted no evidence to refute the appellant's lack of uniformity argument. The Board finds the appellant's comparables #6 and #8 were most similar to the subject in style. These comparables had improvement assessments of \$22.45 and \$25.74. The subject's improvement assessment of \$28.76 is higher than these two comparables. Based on this record the board finds the appellant demonstrated a lack of assessment uniformity by clear and convincing evidence and an assessment reduction is accordingly 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 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: June 24, 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.