



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

APPELLANT: Philip Nielsen
DOCKET NO.: 07-23660.001-R-1
PARCEL NO.: 05-20-318-028-0000

The parties of record before the Property Tax Appeal Board are Philip Nielsen, the appellant, by attorney Sonja R. Johnson, of Much Shelist 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: \$87,343
IMPR.: \$173,272
TOTAL: \$260,615

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 4,859 square feet of living area. The dwelling is 70 years old. Features of the home include a full, finished basement, central air conditioning, 2 fireplaces and a 2-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as 2-story masonry or frame and masonry dwellings either 66 or 74 years old. The comparable dwellings range in size from 4,533 to 4,975 square feet of living area. All comparables feature partial, unfinished basements. Two have central air conditioning. All three comparables feature 2, 3 or 5 fireplaces and 2½ or 3-car garages. The comparables have improvement assessments ranging from \$26.88 to \$34.12 per square foot of living area. The subject's improvement assessment is \$38.96 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 2-story frame and masonry dwellings that range in age from 69 to 85 years

old. The dwellings range in size from 4,388 to 4,735 square feet of living area. All comparables feature full or partial basements, three of which are finished. Two have central air conditioning and three have 2 or 3-car garages. All four comparables have 2 or 3 fireplaces. These properties have improvement assessments ranging from \$39.32 to \$43.91 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 points out that the board of review lowered the subject's assessment \$16,035 in 2008, from \$276,650 to \$260,615, or \$35.66 per square foot of living area.

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.

First, the Board finds the appellant submitted the subject parcel's assessment notice change for the 2008 assessment year. The notice lists the subject's original assessor assessment of \$276,650 and the board of review's final assessment of \$260,615. The Board finds this assessment change notice supports the appellant's claim that the subject's assessment should be reduced. In 400 Condominium Association v. Tully, 79 Ill.App.3d 686 (1st Dist. 79), the court found that a substantial reduction in the tax bill is indicative of the invalidity of the prior tax year's assessment. (See also Hoyne Savings & Loan Association v. Hare, 60 Ill.2d 84, 90, 322 N.E.2d 833, 836 (1974)). The board finds a substantial reduction in the subject's assessment for the subsequent year without any credible explanation is indicative of the invalidity of the prior year's assessment.

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 comparables submitted by both parties were similar to the subject in size, style, exterior construction, features and age. These comparables had improvement assessments that ranged from \$26.88 to \$43.91 per square foot of living area. The subject's revised improvement assessment of \$35.66 per square foot of living area, based on the 2008 reduction by the board of review, is within the range established by these comparables.

Therefore no further reduction in the improvement 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: March 18, 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.