



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

APPELLANT: Laurie Nova
DOCKET NO.: 07-23981.001-R-1
PARCEL NO.: 11-19-413-103-0000

The parties of record before the Property Tax Appeal Board are Laurie Nova, the appellant(s), by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; 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: \$ 1,527
IMPR.: \$49,696
TOTAL: \$41,499

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property has 749 square feet of land, which is improved with a four year old, three-story, masonry, townhouse-style dwelling containing 2,082 square feet of living area. The dwelling's amenities include two baths, a slab, air conditioning, a fireplace, and a two-car garage. The appellant's appeal is based on unequal treatment in the assessment process.

In support of the equity argument, the appellant, via counsel, submitted descriptive and assessment information on sixteen properties suggested as comparable to the subject. All of the suggested comparables are described as four year old, three-story, masonry, townhouse-style dwellings, containing 2,205 square feet of living area, two and one-half baths, a slab, air conditioning, a fireplace, and a two-car garage. These suggested comparables have improvement assessments ranging from \$17.59 to \$18.05 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The Cook County Board of Review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$41,499 was disclosed. In support of the subject's assessment, the board of review presented descriptive and assessment information on three properties suggested as comparable to the

subject. These properties are all described as four year old, three-story, masonry, townhouse-style dwellings, containing 2,029 square feet of living area, two and one-half baths, a slab, air conditioning, a fireplace, and a two-car garage. These suggested comparables have improvement assessments ranging from \$19.33 to \$19.38 per square foot of living area. The subject's assessment is \$19.20 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

At hearing, the appellant, represented by Scott E. Longstreet of Park & Longstreet, P.C., re-affirmed the evidence previously submitted.

The board of review analyst, Roland Lara, Cook County Board of Review Analyst, testified that the appellant made a market value argument at the board of review based on a recent sale of the subject. Mr. Longstreet objected to this testimony. The Board sustained the objection under Section 16-180 of the Property Tax Code and Rule 1910.50(a) of the Official Rules of the Property Tax Appeal Board. 35 ILCS 200/16-180; 86 Ill. Admin. Code § 1910.50(a). These provisions state that proceedings before the Property Tax Appeal Board (the "Board") are *de novo* proceedings, and that the Board "will consider only the evidence, exhibits and briefs submitted to it" and will not give any weight or consideration to any prior actions by the board of review. 35 ILCS 200/16-180; 86 Ill. Admin. Code § 1910.50(a). Mr. Lara then re-affirmed the evidence previously submitted.

After reviewing the record, hearing the testimony, 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 appellant contends unequal treatment in the subject's improvement assessment as the basis of this 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. Walsh v. Prop. Tax Appeal Bd., 181 Ill. 2d 228, 234 (1998) (citing Kankakee Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 131 Ill. 2d 1 (1989)); 86 Ill. Admin. Code § 1910.63(e). To succeed in an appeal based on lack of uniformity, the appellant must submit documentation "showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property." Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 403 Ill. App. 3d 139, 145 (1st Dist. 2010); 86 Ill. Admin. Code § 1910.65(b). "[T]he critical consideration is not the number of allegedly similar properties, but whether they are in fact 'comparable' to the subject property." Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 403 Ill. App. 3d at 145 (citing Du Page Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 284 Ill. App. 3d 649, 654-55 (2d Dist. 1996)). After an analysis of the assessment date, the Board finds that the appellant has not met this burden.

The Board finds that all 19 comparables submitted by the parties were similar to the subject in location, size, style, exterior construction, features, and age. The comparables had improvement assessments that ranged from \$17.59 to \$19.38 per square foot of living area. The subject's improvement assessment of \$19.20 per square foot of living area is within the range established by the most similar comparables. Therefore, after considering adjustments and differences in both parties' comparables when compared to the subject, the Board finds that the subject's improvement assessment is equitable, and a reduction in the subject's assessment is not 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: August 28, 2012

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.