FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Tom Blunk
DOCKET NO.: 07-24267.001-R-1
PARCEL NO.: 11-19-209-028-0000

The parties of record before the Property Tax Appeal Board are Tom Blunk, the appellant, by attorney Michael Griffin 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:	$ 6,635
IMPR.:	$ 43,097
TOTAL:	$ 49,732

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame construction containing 1,775 square feet of living area. The dwelling is 104 years old. Features of the home include a full finished basement, and central air conditioning.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on four comparable properties described as two-story frame or stucco dwellings that are either 104 or 109 years old. The comparables have the same assigned neighborhood and classification codes as the subject. The comparable dwellings range in size from 1,888 to 2,792 square feet of living area. Three comparables have one or two fireplaces, and three have two-car detached garages. However, the appellant failed to provide any information on the comparables' foundations. The comparables have improvement assessments ranging from $11.56 to $24.28 per square foot of living area. The subject's improvement assessment is $34.98 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 of $68,724 was disclosed. The subject's assessment reflects a market value of

approximately $684,502 or $385.63 per square foot of building area, land included, when applying the 2007 three year median level of assessment for Cook County class 2 property of 10.04%. (See 86 Ill.Admin.Code 1910.59(c)(2)). The subject has an improvement assessment of $62,089 or $34.98 per square foot of building area.

The board of review presented descriptions and assessment information on four comparable properties consisting of two-story frame dwellings that range in age from 112 to 122 years old. The comparables have the same assigned neighborhood and classification codes as the subject. The dwellings range in size from 2,321 to 2,412 square feet of living area. Each dwelling has a full unfinished basement, and three have central air conditioning and a fireplace. These properties have improvement assessments ranging from $23.13 to $23.30 per square foot of living area. As part of its evidence, the board of review disclosed that the subject sold in October 2006 for $700,000. 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 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.

The Board finds that the eight comparables submitted by both parties all had lower improvement assessments than the subject property. The eight comparables had improvement assessments that ranged from $11.56 to $24.28 per square foot of living area. The subject's improvement assessment of $34.98 per square foot of living area falls above this range. The comparable that was the most similar to the subject was the appellant's comparable numbered one. This comparable was very similar to the subject in design, exterior construction, age, and size, and it was located on the same street as the subject. This comparable had an improvement assessment of $24.28 per square foot of living area. 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.

Chairman

Member

Member

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: April 22, 2011

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.