



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

APPELLANT: Ross Laser  
DOCKET NO.: 07-24825.001-R-1  
PARCEL NO.: 05-06-201-028-0000

The parties of record before the Property Tax Appeal Board are Ross Laser, the appellant(s), by attorney Steven B. Pearlman, of Steven B. Pearlman & Associates in 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:** \$224,246  
**IMPR.:** \$302,592  
**TOTAL:** \$526,838

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of an 84,942 square foot parcel of land improved with a 91-year old, two-story, masonry, single-family dwelling containing 8,132 square feet of living area, five and one-half baths, four fireplaces, air conditioning and a full, unfinished basement. The appellant argued, via counsel, unequal treatment in the assessment process as the basis of the appeal.

In support of the equity argument, the appellant, via counsel, submitted information on a total of three properties suggested as comparable. The properties are described as two-story, frame or masonry, single-family dwellings. Features include between three and two-half and six and one-half baths, two or three fireplaces, air conditioning, and partial or full basements with one finished. The properties range: in age from 15 to 56 years; in size from 7,865 to 8,712 square feet of living area; and have improvement assessments from \$27.75 to \$32.00 per square foot of living area.

The appellant asserts that the sale of the subject in 2006 for \$6,175,000 is not reflective of the subject's 2007 market value because of the decline in the real estate market and the fact that \$385,000 in personal property was included in the sale. The appellant submitted the sales contract and letter from Marvin Herman placing values on furniture items. 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 improvement assessment of \$302,592 or \$37.21 per square foot of living area was disclosed. In support of the subject's assessment, the board of review submitted descriptions and assessment information on four properties suggested as comparable. The properties are described as two-story, masonry, single-family dwellings. Features include between four and one-half and five and three-half baths, air conditioning for three properties, between two and five fireplaces, and full finished basements. The properties range: in age from four to 79 years; in size from 5,046 to 9,129 square feet of living area; and in improvement assessments from \$37.48 to \$51.52 per square foot of living area. The evidence lists the subject sale in July 2006 for \$6,175,000. 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 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 PTAB finds the appellant has not met this burden.

The parties presented a total of seven properties suggested as comparable. The PTAB finds the appellant's comparables 4 and the board of review's comparables #3 and #4 most similar to the subject in size, design, and construction. The properties range: in age from 4 to 56 years; in size from 7,760 to 9,129 square feet of living area; and in improvement assessments from \$27.75 to \$42.00 per square foot of living area. In comparison, the subject's improvement assessment of \$37.21 per square foot of living area is within the range of these comparables. The PTAB gives little weight to the subject's sale price as the appellant made an equity argument. The PTAB further gives no weight to the appellant's argument of personal property as the appellant failed to present sufficient evidence, such as a PTAX-203, Illinois Real Estate Declaration, to establish the purchase price of the real estate only. The letter from an individual with no credentials

presented and no explanation as to the values arrived at is given no weight.

Therefore, after considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported and a reduction in the improvement 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.



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: October 19, 2012



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.