



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

APPELLANT: Jerome S. Levin & Edward I. Rosen
DOCKET NO.: 07-25274.001-C-1 through 07-25274.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Jerome S. Levin & Edward I. Rosen, the appellant(s), by attorney Allen A. Lefkovitz, of Allen A. Lefkovitz & Assoc. P.C. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-25274.001-C-1	10-10-404-003-0000	11,875	25,103	\$36,978
07-25274.002-C-1	10-10-404-004-0000	11,875	5,293	\$6,582

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property has 6,250 square feet of land, which is improved with a 37 year old, two-story, masonry, commercial building with 2,178 square feet of building area, and a land-to-building ratio of 2.87:1. At the time of this appeal, the subject was being used as a law office. 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, as well as property record cards, for 11 properties suggested as comparable to the subject. These properties are described as one-story or two-story, masonry, commercial buildings that are from 28 to 82 years old, and contain from 3,214 to 30,600 square feet of building area. The comparables' land-to-building ratios range from 0.77:1 to 2.11:1. These suggested comparables have improvement assessments ranging from \$3.74 to \$31.39 per square foot of building area. The subject's improvement assessment is \$28.35 per square foot of building 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 \$85,306 was disclosed. In support of the subject's assessment,

the board of review submitted a property record card for the subject, and raw sales data for six commercial properties located within two and one-half miles of the subject. The sales data was collected from the CoStar Comps service, and the CoStar Comps sheets state that the research was licensed to the assessor's office. However, the board of review included a memorandum which states that the submission of these comparables is not intended to be an appraisal or an estimate of value, and should not be construed as such. The memorandum further stated that the information provided was collected from various sources, and was assumed to be factual, accurate, and reliable; but that the information had not been verified, and that the board of review did not warrant its accuracy.

The suggested comparables contained commercial buildings that range in age from 37 to 47 years old, and in size from 3,250 to 5,000 square feet of building area. However, the ages for Comparables #3 and #4 were not disclosed. The suggested comparables' land-to-building ratios ranged from 0.96:1 to 8.67:1.

Assessment data was submitted for five of the properties, but for varying years, ranging from 1999 to 2007. Comparable #1's improvement assessment was \$19.12 per square foot of building area in 2002; Comparable #2's improvement assessment was \$10.69 per square foot of building area in 2000; Comparable #4's improvement assessment was \$16.58 per square foot of building area in 1999; Comparable #5's improvement assessment was \$36.26 per square foot of building area in 2007; and Comparable #6's improvement assessment was \$20.47 per square foot of building area in 2000.

The properties sold from April 2002 to January 2008 in an unadjusted range from \$275,000 to \$910,000, or from \$63.16 to \$197.83 per square foot of building area, land included. The printouts also indicate that no real estate brokers were used in Comparables #2 and #3. Five of the comparables were 100% leased at the time of the sale.

The board of review also submitted an Illinois Real Estate Transfer Declaration showing that Comparable #5 sold in January 2008 for \$735,000, and that it was advertised for sale by a real estate agent. This document was filed with the Cook County Recorder of Deeds on January 16, 2008. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a chart detailing the 2007 assessment data for the board of review's comparables. This chart shows that the board of review's comparables had improvement assessments that ranged from \$14.82 to \$54.75 per square foot of building area.

After reviewing the record and considering the evidence, the Property Tax Appeal Board (the "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 DuPage Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 284 Ill. App. 3d 649, 645-55 (2d Dist. 1996)). After an analysis of the assessment data, the Board finds that the appellant has met this burden.

The Board finds that Comparables #1, #3, and #4 submitted by the appellant were most similar to the subject in location, size, style, exterior construction, features, and/or age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$15.66 to \$20.79 per square foot of building area. The subject's improvement assessment of \$28.35 per square foot of building area is above 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 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: February 22, 2013



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.