FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Robert Bleeker
DOCKET NO.: 07-25363.001-R-1
PARCEL NO.: 13-13-228-003-0000

The parties of record before the Property Tax Appeal Board are Robert Bleeker, the appellant(s); 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:	$9,100
IMPR.:	$31,286
TOTAL:	$40,386

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 4,375 square foot parcel of land improved with an 89-year old, one-story, masonry, single-family dwelling containing 1,408 square feet of living area, two baths, and a full, unfinished basement. The appellant argued 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 four properties suggested as comparable and located within five blocks of the subject. The properties are described as one-story, masonry, single-family dwellings with one to two baths, air conditioning for one property, a full basement with one finished, and, for two properties, a fireplace. The properties range: in age from 37 to 89 years; in size from 1,358 to 1,474 square feet of living area; and in improvement assessments from $17.05 to $18.84 per square foot of living area. In addition, the appellant submitted; colored photographs of the subject property and suggested

comparables. 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 $31,286 or $22.22 per square foot of living area was disclosed. In support of the subject's assessment, the board of review presented descriptions and assessment information on a total of four properties suggested as comparable and located within the subject's neighborhood. The properties are described as one-story, masonry, single-family dwellings with one to two baths, a partial or full basement with two finished, and, for one property, a fireplace. The properties range: in age from 82 to 88 years; in size from 1,364 to 1,501 square feet of living area; and in improvement assessment from $23.55 to $26.81 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 submitted a letter asserting that the board of review's suggested comparables are located in farther proximity to the subject than the appellant's. He also argued that the differences in amenities between the subject and the board's suggested comparables make them less similar to the subject.

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 not 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 not met this burden.

The parties submitted a total of eight properties suggested as comparable to the subject. The PTAB finds the appellant's comparables #1, #2, and #4 and the board of review's comparables #2 and #3 are the most similar to the subject in size, design, exterior construction, age and location. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These properties are masonry, one-story, single-family dwellings located south of Lawrence Avenue in the subject's neighborhood. The properties range: in age from 49 to 89 years; in size from 1,358 to 1,474 square feet of living area; and in improvement assessment from $17.05 to $26.30 per square foot of living area. In comparison, the subject's improvement assessment of $22.22 per square foot of living area is within the range of these comparables. The remaining comparables were given less weight due to disparities in size or location. 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 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.

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: August 20, 2010

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.