



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

APPELLANT: TRS, INC
DOCKET NO.: 07-26294.001-I-1
PARCEL NO.: 18-28-200-041-0000

The parties of record before the Property Tax Appeal Board are TRS, INC, the appellant, by attorney Brian P. Liston, of Law Offices of Liston & Tsantilis, 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 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: \$ 95,390
IMPR.: \$ 47,374
TOTAL: \$ 142,764

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 151,414 square feet of land improved with an eight-year old, minor improvement sited on industrial land.

The appellant argued that there was unequal treatment in the assessment process of the subject's land as the basis of this appeal.

In support of the equity argument, the appellant submitted two grid sheets reflecting minimal descriptive and assessment data for four suggested comparables as well as assessor database printouts for these properties. They are all described by the assessor as having minor industrial improvements which range in age from 19 to 20 years. They range in land size from 29,394 to 215,012 square feet of land with land assessments at \$0.36 per square foot of land. In comparison, the subject's land assessment is \$0.63 per square foot of land. The printouts reflect that properties #2 and #3 are accorded partial assessments without further explanation. The appellant's grid sheet indicated a total market value for the properties ranging from \$0.95 to \$1.39 per square foot, while reflecting that the subject's total market value is \$2.48 per square foot without

enumerating the applied methodology. Based upon this analysis, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was \$142,764. This assessment reflects a market value of \$396,566 or \$1.75 per square foot of land applying the Cook County Ordinance Level of Assessment of 36% for class 5B, industrial property, as is the subject.

In addition, the board of review submitted property record cards for the subject as well as the seven properties sited on the same block as is the subject. The seven properties range in land size from 43,438 to 348,480 square feet, while being accorded various classifications by the assessor's office. Properties #1, #2, #3, #4, and #6 are accorded an industrial land designation by the assessor's office. Property #5 is accorded an industrial land incentive designation, while property #7 is accorded a commercial land designation. The property record cards reflect that all properties are accorded a market value of \$1.75 per square foot of land, as is the subject property.

Moreover, the board of review's cover memorandum stated that the data was not intended to be an appraisal or an estimate of value and should not be construed as such. The memorandum indicated that the information provided therein had been collected from various sources that were assumed to be factual and reliable; however, it further indicated that the writer hereto had not verified the information or sources and did not warrant its accuracy. As a result of its analysis, the board requested confirmation of the subject's assessment.

After considering the arguments as well as reviewing 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 data, the Board finds that the appellant has not met this burden.

Upon due consideration of the evidence submitted by the parties, the Board finds that the board of review's comparables #1, #2, #3, #4, and #6 are most similar to the subject in location, assessor classification or usage, and land size. In analysis, the Board accorded most weight to these comparables, which range in land size from 219,106 to 348,480 square feet and in land value at \$1.75 per square foot of living area. The subject's land market value at \$1.75 per square foot is similar to evidence related to these comparables.

The Board accorded diminished weight to the remaining comparables due to a disparity in land classification and usage, land size as in appellant's properties #1 and #4, or absence of total assessment data as in appellant's properties #2 and #3.

Therefore, the Board finds that the appellant has not demonstrated that the subject is inequitably assessed and that 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

Marko M. Louie

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: June 21, 2013

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.