FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Bruce Stevens
DOCKET NO.: 07-26346.001-R-1 through 07-26346.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Bruce Stevens, the appellant, by attorney Terry L. Engel, of Deutsch Levy & Engel 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-26346.001-R-1	05-29-100-094-0000	110,464	282,553	$393,017
07-26346.002-R-1	05-29-100-097-0000	137,547	0	$137,547
07-26346.003-R-1	05-29-100-098-0000	48,316	0	$48,316

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 71-year-old, two-story, single-family dwelling of masonry construction containing 6,443 square feet of living area and located in New Trier Township, Cook County. Features of the residence include seven full bathrooms, a partial-unfinished basement, four fireplaces and a two and one-half car attached garage.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board arguing unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellant submitted assessment data and descriptive information on three properties suggested as comparable to the subject. The appellant also submitted a two-page brief, a photograph of the subject and a copy of the board of review's decision. Based on the appellant's documents, the three suggested comparables consist of two-story, single-family dwellings of masonry construction located within the subject's neighborhood. Two comparables are located on the same street and

within one-quarter mile of the subject. The improvements range in size from 5,661 to 6,302 square feet of living area and range in age from 46 to 49 years old. The comparables contain four or five full bathrooms, a finished or unfinished basement, central air-conditioning and a multi-car garage. One comparable has a fireplace. The improvement assessments range from $34.96 to $40.52 per square foot of living area. Based on the evidence submitted, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's improvement assessment of $282,553 or $43.85 per square foot of living area. In support of the assessment the board submitted property characteristic printouts and descriptive data on four properties suggested as comparable to the subject. The suggested comparables are improved with two-story, single-family dwellings of masonry construction with the same neighborhood code as the subject. Three comparables are located on the same street and within one-quarter mile of the subject. The improvements range in size from 5,922 to 6,439 square feet of living area and range in age from 66 to 78 years old. The comparables contain four and one-half or six full bathrooms, a finished or unfinished basement, multiple fireplaces and a multi-car garage. Three comparables have central air-conditioning. The improvement assessments range from $44.48 to $58.06 per square foot of living area. Based on the evidence presented, 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's argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that 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). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has not overcome this burden.

The Board finds the appellant's comparables one and two and the board of review's comparables two, three and four to be the most similar properties to the subject in the record. These five properties are similar to the subject in improvement size, design, amenities, age and exterior construction. In addition they are located on the same street and within one-quarter mile of the subject and have improvement assessments ranging from $36.76 to $58.06 per square foot of living area. The subject's per square foot improvement assessment of $43.85 falls within the range established by these properties. The Board finds the two remaining comparables less similar to the subject in location and accorded less weight. After considering adjustments and the differences in both parties' suggested comparables when compared

to the subject, the Board finds the subject's per square foot improvement assessment is supported by the most similar properties contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellant has failed to adequately demonstrate that the subject dwelling was inequitably assessed by clear and convincing evidence and a reduction 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: May 20, 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.