



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

APPELLANT: Michael Templin  
DOCKET NO.: 07-26836.001-R-1  
PARCEL NO.: 05-33-217-012-0000

The parties of record before the Property Tax Appeal Board are Michael Templin, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. of Rolling Meadows; 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:

**LAND:** \$19,656  
**IMPR.:** \$60,050  
**TOTAL:** \$79,706

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame construction containing 2,402 square feet of living area. The dwelling is 114 years old and is located in Wilmette, New Trier Township, Cook County. The property is classified as a class 2-06 residential property under the Cook County Real Property Assessment Classification Ordinance. Features of the home include a full unfinished basement and a 2-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on twelve comparable properties located in the "same neighborhood" as the subject. The comparables consist of two-story frame, masonry, stucco or frame and masonry dwellings that range in age from 80 to 138 years old. The comparable dwellings range in size from 2,312 to 2,503 square feet of living area. Each comparable has a garage ranging from a 1-car to 2-car. Nine comparables have full basements of which one is finished with a recreation room. Three comparables have partial basements, two of which are finished with recreation rooms. Ten comparables have a fireplace and eight comparables have central air conditioning. The

comparables have improvement assessments ranging from \$24.23 to \$28.80 per square foot of living area. The subject's improvement assessment is \$29.96 per square foot of living area. 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 its final assessment of the subject totaling \$91,620 was disclosed. The board of review did not submit any evidence in support of its assessed valuation of the subject property.

Also attached to the board of review's data was a printout of 40 sales identified only by parcel number and entitled "Class 06 2+ story old style old style large res within neighborhood 23093 of Township New Trier." The properties sold between July 1990 and June 2008 for prices ranging from \$70,000 to \$1,355,000. No other descriptive data was submitted for purposes of analyzing these properties. The subject property is reported twice among the 40 properties listed.

Additionally attached to the board of review's data was a "Board of Review Analysis/Evidence Sheet" with no comparable sale data. 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 Board further finds a reduction in the subject's assessment is 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 a reduction is warranted.

The Board finds comparables #1, #2 and #6 submitted by the appellant dissimilar in basement finish when compared to the subject and less weight was given to these properties. The Board finds comparables #3, #4, #5, #7, #8, #9, #10, #11 and #12 submitted by the appellant were most similar to the subject in age and features. These most similar comparables had improvement assessments that ranged from \$24.88 to \$28.80 per square foot of living area. The subject's improvement assessment of \$29.96 per square foot of living area is above the range established by these comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds 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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*J. R.*

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 22, 2012

*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.