



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

APPELLANT: Irene Lampricht
DOCKET NO.: 07-28452.001-R-1
PARCEL NO.: 13-14-425-027-0000

The parties of record before the Property Tax Appeal Board are Irene Lampricht, the appellant(s), by attorney Terrence Kennedy Jr., of Law Offices of Terrence Kennedy Jr. 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: \$7,308
IMPR.: \$31,727
TOTAL: \$39,035

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 3,150 square feet of land improved with a 105-year old, two-story, frame, multi-family dwelling. The improvement contains 2,520 square feet of living area as well as two full and one half-baths, a partial basement, and air conditioning.

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

In support of the equity argument, the appellant submitted descriptive and assessment data for four suggested comparables. The properties are improved with a one and one-half or two-story, multi-family dwelling of frame exterior construction. They range: in age from 93 to 103 years; in size from 2,154 to 2,844 square feet of living area; and in improvement assessments from \$6.80 to \$12.00 per square foot. Amenities include a partial or full basement and two or three and one-half baths. The subject's improvement assessment is \$12.59 per square foot of living area.

Based upon this analysis, the appellants 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 \$39,035. The board of review submitted descriptive and assessment data relating to four suggested comparables. The properties are improved with a two-story, frame, multi-family dwelling. They range: in age from 97 to 108 years; in size from 2,172 to 2,862 square feet of living area; and in improvement assessments from \$12.81 to \$14.72 per square foot. Amenities include two or three baths and, for two properties, a full basement. 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 appellants contend 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 appellants have met this burden.

The parties presented a total of eight properties suggested as comparable. The PTAB finds the appellant's comparables #1 and #4 and the board of review's comparables #1 and #3 most similar to the subject in size, design, construction, and/or age. The properties range: in age from 97 to 108 years; in size from 2,635 to 2,862 square feet of living area; and in improvement assessments from \$6.80 to \$13.14 per square foot of living area. In comparison, the subject's improvement assessment of \$12.59 per square foot of living area is within the range of these comparables. Therefore, 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 improvement 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.

Ronald 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: February 22, 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.