



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

APPELLANT: Marvin Zwass
DOCKET NO.: 07-30291.001-R-1 through 07-30291.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Marvin Zwass, the appellant, by attorney Michael Griffin 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
07-30291.001-R-1	17-33-300-004-0000	5,118	4,368	\$9,486
07-30291.002-R-1	17-33-300-005-0000	5,118	39,320	\$44,438

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of two parcels improved with a 3-story multi-family dwelling of masonry construction containing 12,552 square feet of building area¹. The dwelling is 118 years old. Features of the building include a full, unfinished basement, central air conditioning and a 4-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as 2 or 3-story masonry or stucco multi-family dwellings that range in age from 97 to 121 years old. The comparable buildings range in size from 6,000 to 11,800 square feet of building area². Two of the comparables have central air conditioning. The appellant did not include any data concerning basements for the comparables. The comparables have

¹ The appellant claims the dwelling has 25,104 square feet of building area, and the board of review claims the dwelling contains 12,552 square feet of building area. Based on the appellant's improvement assessment of \$3.48 per square foot of building area, the Board accepts the board of review's building size as correct.

² The appellant claims comparable #3 contains 15,894 square feet of building area. However, for the appellant's improvement assessment of \$2.21 per square foot of building area to be correct, the size of the building must be 7,947 square feet of building area.

improvement assessments ranging from \$2.21 to \$3.30 per square foot of building area. The subject's improvement assessment is \$3.48 per square foot of building 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 the subject's final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of 3-story masonry multi-family dwellings that range in age from 103 to 116 years old. The dwellings range in size from 8,694³ to 11,394 square feet of building area. Three comparables feature full or partial basements, one of which is finished, and one comparable has a slab foundation. Two comparables have central air conditioning and two have 1 or 2-car garages. These properties have improvement assessments ranging from \$3.64 to \$5.86 per square foot of building area. 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 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.

Appellant's comparables #1 and #3, and board of review's comparables #1, #3 and #4 were all much smaller than the subject, and therefore received less weight in the Board's analysis. The Board finds comparable #2 submitted by the appellant and comparable #2 submitted by the board of review were most similar to the subject in size, style, exterior construction and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments of \$3.30 and \$5.86 per square foot of building area. The subject's improvement assessment of \$3.48 per square foot of building area is between these two most similar 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 equitable and a reduction in the subject's assessment is not warranted.

³ The board of review indicates that comparable #4 contains 9,000 square feet of building area; however, the property characteristics sheet indicates it contains 8,694 square feet of building area.

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

Shawn R. Lerbis

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: January 21, 2011

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.