



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

APPELLANT: Evanston Properties, LLC  
DOCKET NO.: 08-21036.001-R-1  
PARCEL NO.: 11-18-103-002-0000

The parties of record before the Property Tax Appeal Board are Evanston Properties, LLC, the appellant(s), by attorney Steven Kandelman of Sarnoff & Baccash 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:** \$11,664  
**IMPR.:** \$60,507  
**TOTAL:** \$72,171

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story multi-unit dwelling of frame construction containing 3,127 square feet of living area. The dwelling is 114 years old. Features of the home include a full unfinished basement and living area in the attic.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on six comparable properties described as two-story frame or frame and masonry multi-unit dwellings that range in age from 109 to 129 years old. The comparable dwellings range in size from 1,850 to 2,961 square feet of living area. Five of the six comparables have basements and two of the comparables have garages. Two of the comparables have apartments in the attic, similar to the subject, and one has a basement apartment. The comparables have improvement assessments ranging from \$34,262 to \$51,676 or from \$17.45 to \$18.52 per square foot of living area. The subject's improvement assessment is \$19.35 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 the subject's final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of two-story frame multi-unit dwellings that range in age from 109 to 119 years old. The dwellings range in size from 2,698 to 3,100 square feet of living area. Three of the comparables have basements and one has a two-car garage. One of the four comparables has living area in the attic; while three comparables have finished basements. The four properties submitted by the board of review have improvement assessments ranging from \$55,039 to \$63,786 or from \$19.74 to \$20.66 per square foot of living 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.

The parties to the appeal submitted a total of 10 properties suggested as being comparable to the subject. The Property Tax Appeal Board gives diminished weight to appellant's comparables #2, #4, and #5. These comparables had living areas ranging in size from 1,850 to 2,012 square feet, considerably smaller than the subject property. In addition, appellant's comparable #4 does not have a basement, and none of the properties had attic apartments or living area. The Board finds the remaining seven comparables submitted by both parties were most similar to the subject in size, style, exterior construction, features and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. Four of the comparables had more than 2,925 square feet of living area, and two also had attic apartments. These comparables had improvement assessments that ranged from \$17.45 to \$20.66 per square foot of living area. The two highest assessed at \$20.40 and \$20.66 would require some upward adjustment for lack of full basement and/or lack of attic living area. In comparison, the subject's assessment of \$19.35 per square foot of living area is within the range of comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds 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.

*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: November 30, 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.