FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Sheri Seefeldt
DOCKET NO.: 08-23672.001-R-1
PARCEL NO.: 05-28-305-013-0000

The parties of record before the Property Tax Appeal Board are Sheri Seefeldt, the appellant, by attorney Adam E. Bossov, of the Law Offices of Adam E. Bossov, P.C. 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:	$ 16,104
IMPR.:	$ 58,942
TOTAL:	$ 75,046

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame and masonry construction. The dwelling is 67 years old and contains 2,132 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, a fireplace, and a one and one-half car attached garage. The subject is classified as a class 2-05 residential property under the Cook County Real Property Assessment Classification Ordinance and is located in Wilmette, New Trier Township, Cook County.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on four suggested comparable properties described as two-story dwellings of stucco, masonry, or frame and masonry construction. The comparable properties have the same assigned classification and neighborhood codes as the subject. Two of the comparables are located on the same block or tax block as the subject, and another comparable is located on the same street as the subject one block away. The comparable dwellings are from 65 to 129 years old and contain from 1,660 to 1,918 square feet of living area. One dwelling has a partial unfinished basement, and three dwellings have finished basements, either full or partial. Each comparable has a garage, and three comparables have central air conditioning and one or two fireplaces. The comparables have

improvement assessments ranging from $42,329 to $49,272 or from $24.98 to $26.03 per square foot of living area. The subject's improvement assessment is $58,942 or $27.65 per square foot of living area. In his brief, the appellant's attorney requested that the subject's improvement assessment be reduced to $54,473 or $25.55 per square foot of living area. However, when counsel prepared the appellant's residential appeal form, counsel asked that the subject's improvement assessment be reduced to $47,856 or $22.45 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of $75,046 was disclosed. The board of review presented descriptions and assessment information on four suggested comparable properties consisting of two-story dwellings of frame and masonry construction. The comparable properties have the same assigned neighborhood and classification codes as the subject. Two of the comparables are located on the same street as the subject and are said to be one-quarter mile from the subject. The dwellings are from 67 to 79 years old and contain from 1,821 to 2,103 square feet of living area. One comparable has a full unfinished basement, and three comparables have finished basements, either full or partial. Each comparable has a garage and a fireplace, and two comparables have central air conditioning. These properties have improvement assessments ranging from $53,737 to $59,758 or from $28.42 to $29.51 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.

Both parties presented assessment data on a total of eight suggested comparables. The appellant's comparable #1 was significantly older than the subject and received reduced weight in the Board's analysis.

The Board finds the board of review's comparables and the appellant's comparables #2 through #4 were similar to the subject in size and age. Additionally, four of these seven comparables were located in close proximity to the subject, and six had frame and masonry exterior construction like the subject. Due to their similarities to the subject, these seven comparables received the most weight in the Board's analysis. These comparables had

improvement assessments that ranged from $45,164 to $59,758 or from $24.98 to $29.51 per square foot of living area. The subject's improvement assessment of $58,942 or $27.65 per square foot of living area falls within the range established by the 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.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statue enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the appellant disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. For the foregoing reasons, the Board finds that the appellant has not proven by clear and convincing evidence that the subject property is inequitably assessed. Therefore, the Property Tax Appeal Board finds that the subject's assessment as established by the board of review is correct and no reduction 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.

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: June 22, 2012

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.