



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

APPELLANT: Ronald L. Chez  
DOCKET NO.: 08-23934.001-R-1  
PARCEL NO.: 17-03-100-009-0000

The parties of record before the Property Tax Appeal Board are Ronald L. Chez, the appellant(s), by attorney Liat R. Meisler, of Golan & Christie LLP 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:** \$ 31,995  
**IMPR.:** \$ 249,608  
**TOTAL:** \$ 281,603

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 2,730 square foot parcel of land improved with a 37-year old, two-story, masonry, single-family dwelling containing 5,276 square feet of living area, four and one-half baths, air conditioning, and two fireplaces. The appellant argued unequal treatment in the assessment process as the basis of this appeal.

In support of the equity argument, the appellant, via counsel, submitted descriptions and assessment information on a total of four properties suggested as comparable and located within one block of the subject. The properties are described as two-story, masonry, single-family dwellings with between three and one-half and six baths, one to four fireplaces, and, for three properties, air conditioning. No basement information was provided. The properties range: in age from 28 to 116 years; in size from 5,667 to 7,884 square feet of living area; and in improvement assessments from \$31.59 to \$37.90 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 improvement assessment of \$249,608 or \$47.31 per square foot of living area was disclosed. In support of the subject's assessment, the board of review presented descriptions and assessment information on a total of four properties suggested as comparable and located within a quarter of a mile from the subject with one located on the subject's block. The properties are described as three-story, masonry, single-family dwellings with between two and two-half and five baths, a full basement with one finished, air conditioning and, for two properties, two or three fireplaces. The properties range: in age from 109 to 118 years; in size from 5,091 to 6,310 square feet of living area; and in improvement assessment from \$47.29 to \$77.49 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

At hearing, the appellant's attorney argued the subject is over assessed based on the suggested comparables submitted by the appellant. She argued these suggested comparables are similar to the subject with comparable #4 being the most similar.

The Board of review's representative, Ray Schofield, argued that the subject is equitably assessed when compared to the board's suggested comparables which, he argues are similar to the subject. In regards to the condition of the subject and the board's suggested comparables, Mr. Schofield indicated the listing of a property as deluxe or average would be based on a field check by the assessor's office and opined that the definition would be superior, but could not confirm the assessor's exact definition.

After reviewing the record and considering the testimony, 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 PTAB finds the appellant has not met this burden.

The parties submitted a total of eight properties suggested as comparable to the subject. The PTAB finds the appellant's comparable #4 and the board of review's comparables #3 and #4 most similar to the subject in size. Due to their similarities to the subject, these comparables received the most weight in the PTAB's analysis. The properties are masonry, two or three-story,

single-family dwellings located in the subject's neighborhood. The properties range: in age from 28 to 112 years; in size from 5,091 to 5,667 square feet of living area; and in improvement assessment from \$37.90 to \$77.49 per square foot of living area. In comparison, the subject's improvement assessment of \$47.31 per square foot of living area is within the range of these comparables. The remaining comparable was given less weight due to disparities in size. 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 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

*Frank J. Huff*

Member

Member

*Mario M. Louie*

*Shawn R. Lerski*

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: 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.