



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

APPELLANT: George & Helen Dietz  
DOCKET NO.: 08-30115.001-R-1  
PARCEL NO.: 16-07-410-004-0000

The parties of record before the Property Tax Appeal Board are George & Helen Dietz, the appellants, by attorney Christopher G. Walsh, Jr. in Chicago, and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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:** \$ 10,149  
**IMPR.:** \$ 57,336  
**TOTAL:** \$ 67,485

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame construction containing 3,320 square feet of living area. The dwelling is 108 years old. Features of the home include a partial unfinished basement and a two-car detached garage. The subject is classified as a class 2-06 residential property under the Cook County Real Property Assessment Classification Ordinance and is located in Oak Park, Oak Park Township, Cook County.

The appellants' appeal is based on unequal treatment in the assessment process. The appellants submitted information on four comparable properties described as two-story frame, masonry, or stucco dwellings that have the same assigned neighborhood code as the subject. The comparables are located from one to seven blocks from the subject. The comparable dwellings range in age from 106 to 120 years old, and they range in size from 3,057 to 3,672 square feet of living area. Each comparable has a full unfinished basement; three comparables have a detached garage; one has central air conditioning; and another has a fireplace. The comparables have improvement assessments ranging from \$14.63 to \$16.96 per square foot of living area. The subject's improvement assessment is \$18.28 per square foot of living area. Based on this evidence, the appellants requested that the subject's improvement assessment be reduced to \$53,718 or \$16.18 per square foot of living area.

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 dwellings that range in age from 105 to 125 years old. The comparables have the same assigned neighborhood and classification codes as the subject. The dwellings range in size from 2,830 to 3,240 square feet of living area. Each comparable has a full unfinished basement and a detached garage; two dwellings have central air conditioning; and two have a fireplace. These properties have improvement assessments ranging from \$16.38 to \$18.81 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 warranted.

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 assessment data, the Board finds the appellants have met this burden.

Both parties presented assessment data on a total of eight equity comparables. The appellants' comparables #1, #2, and #4 were somewhat larger than the subject and received reduced weight in the Board's analysis. The board of review's comparables #1, #3, and #4 were smaller than the subject and also received reduced weight. The Board finds the board of review's comparable #2 was the most similar to the subject in size, and it was also very similar in design, exterior construction, age, and location. In addition, the appellants' comparable #3 was also similar to the subject in size, design, exterior construction, age, and location. Due to their similarities to the subject, these two comparables received the most weight in the Board's analysis. These comparables had improvement assessments of \$16.94 and \$17.60 per square foot of living area. The subject's improvement assessment of \$18.28 per square foot of living area falls above these assessments. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is not equitable and a reduction in the subject's assessment 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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank J. 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: June 24, 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.