



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

APPELLANT: Frederich Schein  
DOCKET NO.: 09-25273.001-R-1  
PARCEL NO.: 13-26-205-045-0000

The parties of record before the Property Tax Appeal Board are Frederich Schein, the appellant(s), by attorney Julie Realmuto, of McCarthy Duffy 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:** \$4,723  
**IMPR.:** \$33,627  
**TOTAL:** \$38,350

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 2,952 square foot parcel of land improved with a 116 year old, two-story, frame, multi-family dwelling, and three baths. The appellant argued unequal treatment in the assessment process as the basis of this appeal.

The appellant's evidence lists the subject as containing 3,136 square feet of living area and a partial basement whereas the board of review's evidence lists the subject at 3,343 square feet of living area with a full finished basement.

In support of the equity argument, the appellant submitted descriptions and assessment information on a total of three properties suggested as comparable and located within the subject's neighborhood. The properties are described as two or three-story, frame or masonry, multi-family dwellings with two to six baths, air conditioning for one property, one fireplace for one property and unfinished basements for two properties. The properties are one to 111 years old with 2,500 to 3,827 square feet of living area and have improvement assessments from \$5.14

to \$8.53 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 33,627 or \$10.06 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 four properties suggested as comparable and located within the subject's neighborhood. The properties are described as two-story, frame or frame and masonry, multi-family dwellings with three baths, and full or partial basements. The properties are 93 to 111 years old with 2,834 to 3,172 square feet of living area and have improvement assessments of \$10.45 to \$11.56 per square foot of living area. In addition, the board of review also submitted the property characteristic printout and a photograph of the property evidencing the property's square footage as 3,343 square feet with a full finished basement. 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 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.

As to the subject's square footage and basement description, the PTAB finds the appellant failed to submit any evidence to show that the county has incorrectly described the subject's square footage and basement. Therefore the PTAB finds the subject contains 3,343 square feet of living area and a full finished basement. This square footage reflects an assessment for the improvement of \$33,627 or \$10.06 per square foot.

The parties presented a total of seven properties suggested as comparable to the subject. The PTAB finds the appellant's comparables #2, and #3, and the board of review's comparable #2 most similar to the subject in size, design, construction and age. The properties are described as two-story, frame, and multi-family dwellings. The properties are 93 to 111 years old with 2,500 to 3,221 square feet of living area and have improvement assessments from \$8.39 to \$10.45 per square foot of living area. In comparison, the subject's improvement assessment of \$10.06 per square foot of living area is below the range of these comparables. Therefore, 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 improvement 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.

*Donald 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: April 20, 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.