



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

APPELLANT: Abe Baroud
DOCKET NO.: 09-27824.001-R-1
PARCEL NO.: 03-22-311-010-0000

The parties of record before the Property Tax Appeal Board are Abe Baroud, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, 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: \$ 6,039
IMPR.: \$ 29,514
TOTAL: \$ 35,553

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story dwelling of masonry construction. The dwelling is 67 years old and contains 1,127 square feet of living area. Features of the home include a partial unfinished basement and a one and one-half car garage. The subject is located in Prospect Heights, Wheeling 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 one or one and one-half story dwellings of masonry or frame and masonry construction. The comparable properties have the same assigned neighborhood code as the subject. The comparable dwellings are from 52 to 68 years old and contain from 1,092 to 1,191 square feet of living area. Three comparables have unfinished basements, either full or partial, and one has a crawl-space foundation. Each comparable has a garage; two comparables have a fireplace; and one has central air conditioning. The comparables have improvement assessments ranging from \$26,080 to \$29,202 or from \$21.99 to \$24.52 per square foot of living area. The subject's improvement assessment is \$29,514 or \$26.19 per square foot of living area. Based on this evidence, the appellant

requested that the subject's improvement assessment be reduced to \$25,531 or \$22.65 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 \$35,553 was disclosed. The board of review presented descriptions and assessment information on four suggested comparable properties consisting of one-story dwellings of masonry or frame and masonry construction. The comparable properties have the same assigned neighborhood code as the subject. The dwellings are from 52 to 68 years old and contain from 1,071 to 1,137 square feet of living area. Each comparable has an unfinished basement, either full or partial, and a garage. Three comparables have a fireplace. These properties have improvement assessments ranging from \$29,052 to \$31,298 or from \$26.36 to \$27.53 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. All of the comparables submitted were one or one and one-half story dwellings of masonry or frame and masonry construction that were located in the same neighborhood as the subject. However, the appellant's comparable #2 has a crawl-space foundation that is dissimilar from the subject's partial unfinished basement. As a result, this comparable received reduced weight in the Board's analysis. The Board finds the appellant's comparables #1, #3 and #4 and the comparables submitted by the board of review were generally similar to the subject in age and size. 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 \$26,159 to \$31,298 or from \$22.73 to \$27.53 per square foot of living area. The subject's improvement assessment of \$29,514 or \$26.19 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.

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: July 19, 2013

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.