



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

APPELLANT: Robert Harrison
DOCKET NO.: 09-33977.001-R-1
PARCEL NO.: 04-25-100-078-0000

The parties of record before the Property Tax Appeal Board are Robert Harrison, the appellant, by attorney Mitchell L. Klein, of Schiller Klein, PC, 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: \$12,785
IMPR.: \$73,308
TOTAL: \$86,093**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 1.5-story dwelling of frame and masonry construction containing 2,955 square feet of living area. The dwelling is 44 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a two-car attached garage. The property has a 17,047 square foot site and is located in Glenview, Northfield Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on three comparable properties described as 1.5-story dwellings of frame and masonry construction that ranged in size from 2,457 to 3,226 square feet of living area. The dwellings ranged in age from 41 to 68 years old. Each comparable has the same neighborhood code as the subject property. Features of the comparables include a full unfinished basement and central air conditioning. Two of the comparables have one fireplace and one comparable has two fireplaces. Two comparables have two-car attached garages and

one comparable has a three-car attached garage. The comparables have improvement assessments ranging from \$62,262 to \$77,198 or from \$23.92 to \$25.34 per square foot of living area. The subject's improvement assessment is \$82,279 or \$27.84 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$72,643 or \$24.58 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 improved with 1.5-story dwellings of frame and masonry construction that range in size from 2,004 to 3,655 square feet of living area. The dwellings ranged in age from 28 to 52 years old. Each has the same neighborhood code as the subject property. Three of the comparables have partial basements and one comparable has a full basement. All basements are unfinished. All four comparables have central air conditioning and a two-car garage. Three comparables have a single fireplace and one comparable has two fireplaces. These properties have improvement assessments ranging from \$54,984 to \$93,413 or from \$24.88 to \$27.44 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 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 assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989); 86 Ill.Admin.Code 1910.63(e). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has met this burden.

The parties to the appeal submitted a total of seven comparable properties for the Board's consideration. The Board gave diminished weight in its final analysis to appellant's comparable 3 and board of review comparables 1 and 3. Appellant's comparable number 3 is inferior to subject by a

significant age disparity and board of review comparables 1 and 3 have a 47% and 24% size disparity when compared to the subject property. Board of review comparable 3 is also given diminished weight due to its considerable age difference when compared to the subject property. The Property Tax Appeal Board finds the appellant's comparables 1 and 2 and board of review comparables 2 and 4 are the most similar to the subject in location, size, style, exterior construction, features and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had unadjusted improvement assessments that ranged from \$23.92 to \$25.77 per square foot of living area. The subject's improvement assessment of \$27.84 per square foot of living area is above the range established by the best comparables in this record. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds that the subject's assessment should be slightly greater than the unadjusted assessments for all four comparables but lower than its current per square assessment. Based on this record the Board finds the appellant did demonstrate with clear and convincing evidence that the subject's improvement assessment was inequitable and a reduction in the subject's assessment is justified.

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

Tracy 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: March 21, 2014

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.