



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

APPELLANT: William Boone
DOCKET NO.: 09-34441.001-R-1
PARCEL NO.: 14-32-412-020-0000

The parties of record before the Property Tax Appeal Board are William Boone, 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 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: \$22,500
IMPR.: \$91,721
TOTAL: \$114,221

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a three-story, multi-family dwelling of masonry construction containing 4,080 square feet of living area. The dwelling is 117 years old. Features of the home include a full unfinished basement, three fireplaces and a two-car detached garage. The property has a 3,000 square foot site and is located in Chicago, North Chicago Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on three comparable properties described as multi-family dwellings of masonry construction that ranged in size from 4,041 to 4,396 square feet of living area. The dwellings ranged in age from 121 to 126 years of age. Each comparable has the same neighborhood code as the subject property. Features of the comparables include a full unfinished basement. One comparable has central air conditioning; and two have two-car detached garages. The comparables have improvement assessments ranging from \$77,062 to \$84,315 or from \$18.72 to

\$19.18 per square foot of living area. The subject's improvement assessment is \$91,721 or \$22.48 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$77,479 or \$18.99 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 three-story multi-family dwellings of masonry construction that range in size from 3,300 to 4,989 square feet of living area. The dwellings ranged in age from 112 to 126 years of age. Each has the same neighborhood code as the subject property. Features of the comparables include a full basement. One comparable has a finished recreation room in the basement. One comparable has central air conditioning and one comparable has a fireplace. Three of the comparables have garages that ranged in size from 1 to 2.5 cars. The board of review's comparables have improvement assessments ranging from \$91,528 to \$164,140 or from \$22.90 to \$32.90 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 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 not 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 to comparables number 1 and number 3 submitted by the board of review. Comparable number 1 is more than 900 square feet larger than the subject, has a finished recreation room that the subject does not have and has no fireplaces or

garage. Comparable number 3 is 700 square feet smaller than the subject and requires downward adjustments to its assessment when compared to the subject property in amenities. The Board finds the appellant's three comparables and board of review comparables number 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 improvement assessments that ranged from \$18.72 to \$23.13 per square foot of living area. The subject's improvement assessment of \$22.48 per square foot of living area falls within the range established by the best comparables in this record. The Board further finds that all three of the appellant's suggested comparables would require some upward adjustment to their per square foot assessments to reflect the subject property. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement assessment was inequitable and a reduction in the subject's assessment is not 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.

Ronald R. Cuit

Chairman

Tracy A. Huff

Member

Mario Morris

Member

JR

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: 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.