



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

APPELLANT: Roberta Bell
DOCKET NO.: 10-22254.001-R-1
PARCEL NO.: 11-30-105-004-0000

The parties of record before the Property Tax Appeal Board are Roberta Bell, the appellant, 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 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: \$7,943
IMPR.: \$45,466
TOTAL: \$53,409

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story multi-family dwelling of masonry construction containing 3,886 square feet of living area. The dwelling was 55 years old. Features of the building include a full basement with recreation room finish, two fireplaces and a two-car attached garage. The property has a 6,790 square foot site and is located in Evanston, Evanston Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on four comparable properties described as two or three-story multi-family dwellings of masonry construction that ranged in age from 53 to 84 years old. All of the suggested comparables contain 3,993 square feet of living area. Each comparable has the same neighborhood code as the subject property. Features of the comparables include a full basement with apartment finish. One comparable has central air conditioning and two comparables have two-car garages. The comparables have improvement assessments ranging from \$31,084 to \$39,069 or from \$8.42 to \$9.28 per square foot of living area.

The subject's improvement assessment is \$45,466 or \$11.70 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$34,469 or \$8.87 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 two-story multi-family dwellings of masonry construction that range in size from 3,614 to 4,647 square feet of living area. The dwellings ranged in age from 56 to 83 years old. Each has the same neighborhood code as the subject property. Features of the comparables include a full basement, two fireplaces and from one to three-car garages. Two of the comparables have recreation room finish in the basement. These properties have improvement assessments ranging from \$49,664 to \$60,118 or from \$12.94 to \$13.74 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 Board finds the appellant's comparable number 2 and board of review comparable number 1 are the most similar to the subject in location, size, style, exterior construction, features and age. These two comparables have 3,993 and 3,614 square feet of living area respectively and are 53 and 56 years old. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments of \$8.69 and \$13.74 per square foot of living area. The subject's improvement assessment of \$11.70 per

square foot of living area is within the range established by the best comparables in this record. The Board finds that the remaining six comparable properties, while similar to the subject in size and features, all are between 25 and 29 years older than the subject property and would require adjustments to their respective per square foot assessment to reflect the subject property. After considering the adjustments and differences in both parties' comparables when compared to the subject property, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement assessment was inequitable. Therefore, the Board finds that 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

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.