



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

APPELLANT: Kins
DOCKET NO.: 07-28955.001-R-1 through 07-28955.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Kins, the appellant, by attorney Arnold G. Siegel 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-28955.001-R-1	14-33-121-070-0000	17,026	0	\$17,026
07-28955.002-R-1	14-33-121-071-0000	41,295	100,611	\$141,906

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of two parcels, one of which is improved with a two-story multi-family dwelling of masonry construction containing 3,410 square feet of living area. The dwelling is 123 years old, and it has four apartment units, a full, unfinished basement, two fireplaces, and a three-car garage. The improvement assessment is the subject of this appeal.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on fifteen comparable properties described as two or three-story frame, masonry, or frame and masonry multi-family dwellings that range in age from 77 to 138 years old. One of the appellant's comparables is located on the same block as the subject, and the others are located within five blocks of the subject. The comparable dwellings range in size from 2,874 to 3,885 square feet of living area, and they have from two to six apartment units. Six comparables have full, unfinished basements; five have full or partial basements finished with apartments; and four have slab foundations. Three comparables have central air conditioning; four have one or three fireplaces; and nine have garages. The comparables have improvement assessments ranging from \$16.99 to \$22.61 per square foot of living area. The

subject's improvement assessment is \$29.50 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 final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of two-story masonry multi-family dwellings that range in age from 115 to 128 years old. The comparables all have the same neighborhood code as the subject, and three are located one-quarter mile from the subject. The dwellings range in size from 2,842 to 3,418 square feet of living area, and they have from two to four apartment units. One comparable has a full, unfinished basement, and three have full, finished basements with two being finished for an apartment. Three comparables have one to three fireplaces; three have garages; and two have central air conditioning. These properties have improvement assessments ranging from \$29.31 to \$76.33 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.

All of the nineteen comparables submitted by both parties were two or three-story apartment buildings. The board of review's comparable #1 was the most similar to the subject in size, and it was also very similar in age, style, exterior construction, and foundation. The appellant's comparables #1 and #10 were also very similar to the subject in size, age, style, and exterior construction. Due to their similarities to the subject, these three comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$18.85 to \$76.33 per square foot of living area. The subject's improvement assessment of \$29.50 per square foot of living area falls within the range established by the most similar comparables. 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.

Ronald R. Guit

Chairman

Frank J. Grief

Member

Member

Mark Morris

Member

Shawn R. Gorski

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: May 21, 2010

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.