



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

APPELLANT: Merrill Coates
DOCKET NO.: 07-30489.001-R-1
PARCEL NO.: 17-07-205-031-0000

The parties of record before the Property Tax Appeal Board are Merrill Coates, the appellant, by attorney Lisa A. Marino of Marino & Assoc., PC of 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: \$ 9,840
IMPR.: \$ 28,216
TOTAL: \$ 38,056

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a class 2-03 single-family dwelling of masonry construction containing 1,155 square feet of living area. The dwelling is 128 years old. Features of the home include a full, unfinished basement, and a one-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as one or one and one-half story frame or masonry dwellings that range in age from 43 to 117 years old. Photographic evidence supplied by the appellant indicates that comparable one is in poor condition. The appellant's comparables are located between five and twelve blocks from the subject property. The comparable dwellings range in size from 1,063 to 1,366 square feet of living area. According to the appellant, each comparable has a full basement; one dwelling has central air conditioning; and one has a garage. The comparables have improvement assessments ranging from \$14.33 to \$16.82 per square foot of living area. The subject's improvement assessment is \$24.43 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 one and one-half story masonry dwellings that range in age from 111 to 118 years old. Each of the comparables is a class 2-03 property. The subject's property characteristic sheet describes the home as a class 2-03 1.5 to 1.9 story dwelling. Two of the comparables are located one-quarter mile from the subject, and the other two are located in the same general area. The dwellings range in size from 1,533 to 1,728 square feet of living area. Each comparable has a full basement, either finished or unfinished; two have central air conditioning; and two have a garage. These properties have improvement assessments ranging from \$17.20 to \$21.98 per square foot of living area. The board of review's evidence also indicated that the subject property sold for \$410,000 in May 2006 and that the comparable numbered one sold for \$402,000 in May 2006. 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.

In this appeal, the Board finds that none of the eight comparables submitted by both parties were truly similar to the subject property. The comparable numbered one by the appellant differed from the subject in style, size, and condition; the comparable numbered two differed in exterior construction; and the comparable numbered three was substantially newer. As a result, the Board finds that there was no showing by the appellant that these comparables had similar fair cash values as the subject, especially in light of the differences among the properties. As a result, the Board finds that the appellant failed to show that the subject property was being disproportionately assessed in relation to these properties. Although the comparables submitted by the board of review differed from the subject in style and size, the board of review did submit information disclosing the subject had sold in May 2006 for a price of \$410,000. The subject's assessment of \$38,056 reflects a market value of approximately \$379,000 using the 2007 three-year median level of assessments for class 2 property of 10.04% as determined by the Illinois Department of Revenue. The market value reflected by the assessment is less than the subject's sale price. The Board finds, based on this

limited evidence, the subject property's assessment is justified, 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.



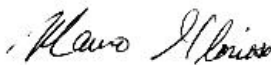
Chairman



Member



Member



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: April 23, 2010



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.