



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

APPELLANT: Wilmer Lasquite
DOCKET NO.: 09-34668.001-R-1 through 09-34668.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Wilmer Lasquite, the appellant, by attorney Richard Shapiro in Evanston, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-34668.001-R-1	04-07-308-011-0000	6,092	39,274	\$45,366
09-34668.002-R-1	04-07-308-012-0000	2,695	16,831	\$19,526

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2009 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of two parcels that are improved with a two-story dwelling of frame and masonry construction with 3,281 square feet of living area. The dwelling is approximately 24 years old. Features of the home include a full unfinished

basement, central air conditioning, a fireplace and a three-car garage. The property's two parcels encompass 12,554 square foot of land area. The property is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on six equity comparables.¹

The board of review submitted its "Board of Review Notes on Appeal" with assessment data for each of the subject's parcels. The total assessment for the subject's two parcels was \$73,508. The subject property has a combined improvement assessment of \$64,721 or \$19.73 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables.²

In rebuttal, the appellant's attorney stated that the comparables submitted by the board of review had lower improvement assessments than the combined improvement assessments for both of the subject's parcels.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

¹ The appellant completed Section V of the residential appeal form with information on four comparables. The appellant also provided a spreadsheet with two additional comparables. However, descriptive information about the additional properties was not provided.

² In its "Notes on Appeal", the board of review listed the subject's parcel #1 as the subject property and parcel #2 as comparable #1. The board of review provided assessment information for each parcel but did not total the improvement assessments to determine the subject's combined improvement assessment.

Both parties presented descriptions and assessment data on a total of nine suggested comparables. The Board finds that all of the comparables submitted had lower improvement assessments than the subject property. These comparables had improvement assessments that ranged from \$12.74 to \$18.35 per square foot of living area. The subject's improvement assessment of \$19.73 per square foot of living area falls above the range established by the comparables submitted for this appeal. Based on this record, the Board finds the appellant did demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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.



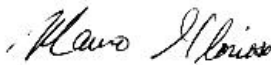
Chairman



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: February 20, 2015



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.