



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

APPELLANT: Scott Widler  
DOCKET NO.: 10-35492.001-R-1  
PARCEL NO.: 13-25-417-009-0000

The parties of record before the Property Tax Appeal Board are Scott Widler, the appellant, by attorney Margaret E. Graham of McCracken, Walsh & de LaVan 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: \$8,505  
IMPR.: \$33,015  
TOTAL: \$41,520**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame construction with 3,000 square feet of living area. The dwelling is 118 years old. Features of the home include a full basement and a detached two-car garage. The property has a 3,150 square foot site and is located in Chicago, West Chicago Township, Cook County.

The appellant argued both overvaluation based on a contention of law and assessment equity as the bases of the appeal. In support of these arguments, the appellant submitted a legal brief arguing the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under docket number 09-29991.001-R-1. In that appeal the Property Tax

Appeal Board rendered a decision lowering the assessment of the subject property to \$38,445 based on the evidence submitted by the parties. The appellant's attorney asserted that section 16-185 of the Property Tax Code (35 ILCS 200/16-185) should apply and the 2009 decision should be carried forward to the 2010 assessment.

The appellant also submitted a grid analysis of four suggested comparables to support the contention that the subject property is not assessed equitably. One of the comparables is located on the same street as the subject.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject property totaling 41,520 was disclosed. The subject's assessment reflects a market value of \$415,200 or \$138.40 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The subject's improvement assessment is \$33,015 or \$11.01 per square foot of living area.

The board of review submitted a brief arguing that the subject is not an owner occupied property and section 16-185 of the Property Tax Code (35 ILCS 200/16-185) should not apply. In support of this assertion, the board of review referenced the appellant's appeal form disclosing a mailing address other than the subject property's address for the appellant.

The board of review submitted assessment information on four comparables to demonstrate the subject was being assessed uniformly. The comparables are located on the subject's street.

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 finds section 16-185 of the Property Tax Code (35 ILCS 200/16-185) does not apply to this appeal. The Board finds the prior year's decision should not be carried forward to the subsequent year.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which **a residence occupied by the owner** is situated,

such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The record includes evidence that the subject property is not an owner occupied dwelling and the appellant failed to submit evidence to the contrary.

As to the appellant's assessment inequity argument, the Board finds the parties submitted eight equity comparables that had improvement assessments ranging from \$30,704 to \$40,184 or from \$7.38 to \$19.21 per square foot of living area. The subject's improvement assessment is \$33,015 or \$11.01 per square foot of living area, which is within the range of the equity comparables in this record. The Board finds the evidence in this record supports the subject's assessment and no reduction in the subject's assessment is 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.

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Chairman

*K. L. Fan*

*Klaus Albrecht*

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Member

\_\_\_\_\_  
Member

*JR*

*Jerry White*

\_\_\_\_\_  
Member

\_\_\_\_\_  
Acting Member

*Robert Steffen*

\_\_\_\_\_  
Acting 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: January 22, 2016

*A. Proctor*

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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.