



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

APPELLANT: Jonathan Almer
DOCKET NO.: 11-34863.001-R-1
PARCEL NO.: 17-21-210-123-0000

The parties of record before the Property Tax Appeal Board are Jonathan Almer, the appellant, by attorney Robert S. Vihon, of Worssek & Vihon in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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:

LAND: \$24,050
IMPR.: \$45,815
TOTAL: \$69,865

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a three-story, frame and masonry, single-family dwelling. Features of the home include a partial basement, three bathrooms, one fireplace, and a two-car garage. The property is located in South Chicago Township.

The subject property is an owner occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under docket #10-36421-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$69,865 based on the evidence submitted by the parties. The appellant's attorney asserted that 2010 and 2011 were within the same general assessment period for residential property. The appellant also submitted a copy of the subject's appraisal to demonstrate the subject was being overvalued. The appraisal reflects that the subject is owner-occupied and contains 2,356 square feet of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject property totaling \$76,639 was disclosed. The board of review submitted descriptions and assessment information on three comparables to demonstrate the subject was being assessed uniformly. The evidence also indicated that the subject's improvement contained 2,262 square feet of living area.

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. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds the prior year's decision should be carried forward to the subsequent year subject only to equalization.

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 disclosed the Property Tax Appeal Board issued a decision reducing the subject's 2010 assessment. The record further indicates that the subject property is an owner occupied dwelling and that 2010 and 2011 are within the same general assessment period. The record contains no evidence indicating the subject property sold in an arm's length transaction subsequent to the Board's decision or that the assessment year in question is in a different general assessment period.

For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision plus the application of an equalization factor, if any.

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.