



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

APPELLANT: Stuart Miller  
DOCKET NO.: 12-24468.001-R-1  
PARCEL NO.: 20-28-110-040-0000

The parties of record before the Property Tax Appeal Board are Stuart Miller, the appellant, by attorney Peter D. Verros of Verros, Lafakis & Berkshire, P.C. 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:** \$ 3,825  
**IMPR:** \$ 14,378  
**TOTAL:** \$ 18,203

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 2012 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 a two-story, multi-family dwelling of masonry construction. The dwelling is an apartment building that is approximately 105 years old and has 5,088 square feet of living area. Features of the building include four bathrooms and a full unfinished basement. The property has a 6,375 square foot site and is located at 7250 S. Lowe Avenue in Chicago, Lake Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. The appellant submitted the final decision of the board of review, dated January 15, 2013, for the subject property with parcel index number 20-28-110-040-0000. However, when the appellant completed the Subject column of the Assessment Grid

Analysis of the appeal form, the appellant presented information for a property located at 4838 S. Bishop St. in Chicago with parcel index number 20-08-110-040. In support of the inequity argument, the appellant submitted information on four equity properties that were comparable to the property located at 4838 S. Bishop St.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$18,203. The subject property has an improvement assessment of \$14,378 or \$2.83 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted four equity comparables.

#### 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds that the subject of this appeal was a two-story apartment building located at 7250 S. Lowe Avenue in Chicago (parcel index number 20-28-110-040-0000). In the grid analysis, the appellant submitted information on an apartment building that was not the subject of this appeal and provided information on four properties that were not comparable to the subject property. The Board finds the appellant's comparables were located in a different neighborhood and had considerably less living area than the subject property. As a result, the appellant's comparables received no weight in the Board's analysis. Board of review comparable #4 also had significantly less living area than the subject and likewise received reduced weight.

The Board finds the best evidence of assessment equity to be board of review comparables #1 through #3. These comparables were very similar to the subject in location, age, story height, exterior construction, living area and foundation. These comparables had improvement assessments that ranged from \$3.26 to \$3.37 per square foot of living area. The subject's improvement assessment of \$2.83 per square foot of living area falls below the range established by the best comparables in this record. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not 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.

*Mark Allison*

Chairman

*DR*

Member

Member

*Robert Hoffmann*

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: May 20, 2016

*Shirley*

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.