



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

APPELLANT: David M. Fleishman
DOCKET NO.: 12-26081.001-C-1 through 12-26081.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are David M. Fleishman, the appellant(s), by attorney Arnold G. Siegel, of Siegel & Callahan, P.C. 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 ***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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-26081.001-C-1	20-08-213-039-0000	6,445	710	\$7,155
12-26081.002-C-1	20-08-213-040-0000	6,445	710	\$7,155

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 6,250 square foot parking lot, with minor improvements, built in 1983. It is located in Chicago, Lake Township, Cook County. It is classified as Class 5-90 property under the Cook County Real Property Classification Ordinance and assessed at 25% of fair market value.

The appellant submitted limited evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant submitted a grid sheet listing the subject property and five suggested comparable properties. One of the comparables was a residential single-family home, while four

of the comparables were vacant land. They ranged in land assessment from 1,443 to \$4,725, or in land assessment per square foot from \$0.35 to \$0.55. Based on the evidence presented, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the subject's final assessment of \$14,310 which reflects a market value of \$57,240 utilizing the Cook County Real Property Assessment Classification Ordinance level of assessment of 25% for Class 5 property. In support of this assessment, the board of review submitted six sales of parking lot properties located within the subject's market area. They ranged in size from 3,250 to 30,000 square feet, and in sale price from \$19.97 to \$296.92 per square foot, including land. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant argued that the board of review failed to address the appellant's equity argument.

Conclusion of Law

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 appellant's argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that 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). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the evidence, the Board finds the appellant has not overcome this burden.

The Board finds that the only evidence in the record addressing the equity of the subject's assessment is the appellant's comparables. However, the Board further finds that the comparables submitted by the appellant are lacking a key element in order to determine comparability to the subject: the use of the property. The subject is a parking lot with minor improvements, while the comparables are single-family homes or vacant land. As the Board is unable to determine any level of comparability between the subject and comparables, the Property Tax Appeal Board finds the appellant did not adequately demonstrate that the subject was inequitably assessed by clear and convincing evidence and a reduction 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: _____

CERTIFICATION

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



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.