



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

APPELLANT: Michael Frank
DOCKET NO.: 15-22977.001 -R-1
PARCEL NO.: 14-19-315-010-0000

The parties of record before the Property Tax Appeal Board are Michael Frank, the appellant, by attorney John S. Xydakis, of the Law Offices of John S. Xydakis 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:

LAND: \$14,260
IMPR.: \$67,918
TOTAL: \$82,178

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 2015 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 improvements situated on one parcel. Improvement #1 is a two-story multi-family dwelling of masonry exterior construction. Dwelling #1 is approximately 128 years old and has 2,732 square feet of living area. Features include a full basement, finished as an apartment. Improvement #2¹ is a 1.5-story dwelling of frame exterior construction. Dwelling #2 is approximately 117 years old and has 900 square feet of living area. Features include a full unfinished basement. The property has a 3,100-square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-11 and 2-02 property under the Cook County Real Property Assessment Classification Ordinance.

¹ Features for dwelling #2 was found in the grid analysis submitted by the board of review.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables for dwelling #1.² The comparables consist of two-story dwellings located in the same neighborhood code as the subject property. The comparables range in size from 2,560 to 3,263 square feet of living area and have improvement assessments ranging from \$28,314 to \$36,574 or from \$10.51 to \$11.49 per square foot of living area. The appellant also submitted a map showing the location of the subject property and the comparable properties for dwelling #1. Based upon this evidence, the appellant requested the total assessment be reduced to \$44,694.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$82,178. Dwelling #1 has an improvement assessment of \$45,003 or \$16.47 per square foot of living area. Dwelling #2 has an improvement assessment of \$22,915 or \$25.46 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparables for dwelling #1. The comparables are located within the same neighborhood code as the subject property and consist of two-story multi-family dwellings that range in age from 105 to 122 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 2,418 to 2,940 square feet of living area and have improvement assessments ranging from \$40,332 to \$51,393 or from \$16.68 to \$19.08 per square foot of living area.

The board of review also submitted information on four comparables for dwelling #2. The comparables are located within the same neighborhood code as the subject property and consist of one-story dwellings that range in age from 88 to 127 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 924 to 985 square feet of living area and have improvement assessments ranging from \$40,301 to \$43,362 or from \$42.35 to \$44.02 per square foot of living area.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

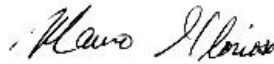
The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment 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 parties submitted information on a total of 12 suggested equity comparables for the Board's consideration. The Board gave less weight to the appellant's dwelling #1 comparables due to their difference in foundation when compared to the subject property. The Board finds the board

² It appears the appellant failed to submit comparables for dwelling #2.

of review's dwelling #1 comparables were more similar to the subject in location, age, dwelling size, design, exterior construction and features. These comparables had improvement assessments ranging from \$16.68 to \$19.08 per square foot of living area. Dwelling #1's improvement assessment of \$16.47 per square foot of living area falls below the range established by the best comparables in this record. The Board also finds the board of review's dwelling #2 comparables were similar to the subject in location, age, dwelling size and features. These comparables had improvement assessments ranging from \$42.35 to \$44.02 per square foot of living area. Dwelling #2's improvement assessment of \$25.46 per square foot of living area falls below the range established by the 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



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: July 17, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

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