



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

APPELLANT: Daniel Barrins
DOCKET NO.: 15-33084.001-R-1
PARCEL NO.: 17-08-422-016-0000

The parties of record before the Property Tax Appeal Board are Daniel Barrins, the appellant, by attorney Timothy E. Moran of Schmidt Salzman & Moran, Ltd. 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: \$9,441
IMPR.: \$52,538
TOTAL: \$61,979

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 is improved with a three-story building of masonry construction with 4,183 square feet of building area. The building is approximately 11 years old. Features of the building included a slab foundation, central air conditioning and a two-car attached garage. The property has a 3,147-square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-12 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables improved with three-story buildings that have either 4,055 or 4,183 square feet of building area. The buildings range in age from 8 to 11 years old. Each comparable has a slab foundation, central air conditioning and a two-car attached garage. Each comparable has the

same neighborhood code and classification code as the subject property. The comparables are located along the same street and within the same block as the subject property. These comparables have an improvement assessment ranging from \$51,510 to \$52,544 or from \$12.51 to \$12.70 per square foot of building area. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$52,538 or \$12.56 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$99,019. The subject property has an improvement assessment of \$89,578 or \$21.41 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables improved with one, two-story building and three, three-story buildings of masonry construction that ranged in size from 4,370 to 8,000 square feet of building area. The buildings ranged in age from 4 to 125 years old. Three comparables have a slab foundation, one comparable has a full unfinished basement, each comparable has central air conditioning and two comparables have a two-car garage. The comparables have improvement assessments ranging from \$84,728 to \$159,804 or from \$19.39 to \$23.75 per square foot of building area.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of assessment equity to be appellant's comparables as these properties were most similar to the subject property in location, age, size and style. These comparables have improvement assessments that range from \$12.51 to \$12.70 per square foot of building area. The subject's improvement assessment of \$21.41 per square foot of building area falls above the range established by the best comparables in this record. Less weight is given board of review comparable #3 due to differences from the subject property in style and age. Less weight was given board of review comparable #4 due to differences from the subject property in size. Board of review comparables #1 and #2 have improvement assessments below that of the subject property, but were not as similar to the subject property in location as were the appellant's comparables. Based on this record the Board finds a reduction in the subject's assessment is 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: April 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

AGENCY

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