



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

APPELLANT: Zachary Zises
DOCKET NO.: 16-20127.001-R-1
PARCEL NO.: 11-19-300-017-0000

The parties of record before the Property Tax Appeal Board are Zachary Zises, 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 **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: \$13,500
IMPR.: \$54,540
TOTAL: \$68,040

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 2016 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 dwelling of frame construction with 3,405 square feet of living area. The dwelling is 118 years old. Features of the home include a full unfinished basement, central air conditioning and a two-car garage. The property has a 10,000 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends improvement assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables that were located in a different neighborhood code as the subject property. The comparables were similar two-story dwellings of frame or masonry construction containing from 3,247 to 3,564 square feet of living area. The dwellings range in age from 112 to 148 years old. The homes feature full or partial basements, two of which have finished area, and one, two or four fireplaces. Two

comparables have central air conditioning and three comparables have either a two-car or a two and one-half car garage. The comparables have improvement assessments ranging from \$46,432 to \$51,903 or from \$14.15 to \$14.56 per square foot of living area. Based on this evidence the appellant requested that the subject's improvement assessment be reduced to \$49,100 or \$14.42 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$68,040. The subject property has an improvement assessment of \$54,540 or \$16.02 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, two of which were located within the same neighborhood code as the subject property. The comparables were similar two-story dwellings of frame construction containing from 2,568 to 3,490 square feet of living area. The dwellings range in age from 113 to 125 years old. The homes feature full unfinished basements and either a one-car, one and one-half car or a two and one-half car garage. The comparables have improvement assessments ranging from \$46,128 to \$61,419 or from \$17.60 to \$18.22 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 a total of nine comparable properties for the Board's consideration. The comparables were all similar to the subject in dwelling style. However, the appellant's comparables were all located within a different neighborhood code than the subject and two of the board of review's comparables were also located in different neighborhood codes than the subject. Furthermore, the appellant's comparable #5 was considerably older than the subject and the board of review's comparables #1, #2 and #4 were considerably smaller than the subject. Therefore, the Board finds the best evidence of assessment equity to be the board of review's comparable #3. This comparable was most similar to the subject in location, style, age, size and features. This comparable had an improvement assessment of \$61,419 or \$17.60 per square foot of living area. The subject's improvement assessment of \$54,540 or \$16.02 per square foot of living area is supported by the best comparable in this record. After adjusting the best comparable for differences when compared to the subject, 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.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the

parties disclosed that the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which exists on the basis of the evidence.

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: March 19, 2019



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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