



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

APPELLANT: Sabahete Metovic
DOCKET NO.: 16-20410.001-R-1
PARCEL NO.: 11-19-329-027-0000

The parties of record before the Property Tax Appeal Board are Sabahete Metovic, 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: \$8,550
IMPR.: \$56,260
TOTAL: \$64,810

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 3-story multi-family dwelling of masonry exterior construction with 5,445 square feet of living area. The dwelling is approximately 52 years old. Features include a concrete slab foundation. The property has a 6,840 square foot site and is located in Evanston, Evanston 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 and contention of law as the bases of the appeal. In support of this argument the appellant submitted information on five equity comparables with the same classification code as the subject property. Their proximate location was not disclosed. Four of the comparables have different neighborhood assessments codes than the subject property. The comparables are improved with three, 2-story and two, 3-story multi-family dwellings of masonry exterior construction that range in age from 59 to 90 years old. Four of the

comparables have basements; two comparables have central air condition; one of the comparable has two fireplaces and three comparables have 1-car to 3-car garages. The dwellings range in size from 4,961 to 5,436 square feet of living area and have improvement assessments ranging from \$43,671 to \$51,201 or from \$8.52 to \$9.46 per square foot of living area.

The appellant's attorney also submitted a brief requesting "the 2016 assessment on the subject be revised to reflect a building assessed value of \$8.84 per square foot (median of the comparables cited) which indicates a revised assessment of \$56,683." Based on this evidence, the appellant requested the subject's 2016 improvement assessment be reduced to \$48,133 or \$8.84 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 \$64,810. The subject property has an improvement assessment of \$56,260 or \$10.33 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables with the same neighborhood and classification codes as the subject property. The comparables are improved with 2-story dwellings of masonry exterior construction that range in age from 57 to 61 years old. The comparables have full basements, one of which has finished area. The dwellings range in size from 2,352 to 2,819 square feet of living area and have improvement assessments ranging from \$34,583 to \$38,233 or from \$12.27 to \$15.36 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 eight suggested equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 through #4 due to their dissimilar neighborhood assessment codes and dissimilar foundations when compared to the subject property. Less weight was also given to the board of review comparables due to their significantly smaller dwelling sizes and dissimilar foundations when compared to the subject property. The Board finds the appellant's comparable #5 is more similar when compared to the subject in location, dwelling size, design and foundation. This comparable has an improvement assessment of \$9.46 per square foot of living area. The subject's improvement assessment of \$10.33 per square foot of living area is greater than the best comparable contained in this record. However, the higher improvement assessment is justified given the subject's newer age. 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: August 20, 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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