



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

APPELLANT: Scott Zordan
DOCKET NO.: 16-20558.001-R-1
PARCEL NO.: 11-19-329-017-0000

The parties of record before the Property Tax Appeal Board are Scott Zordan, the appellant, by attorney Spiro Zarkos, of Verros Berkshire 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: \$10,625
IMPR.: \$39,581
TOTAL: \$50,206

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 is improved with a 2-story¹ frame multi-family dwelling containing 4,032 square feet of living area. The subject contains three apartments. The dwelling is 108 years old and features a full unfinished basement. The subject is located in Evanston, Evanston Township, Cook County. The subject property is classified as a Class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of the inequity argument the appellant submitted information on four assessment comparables. They consist of 3-story, Class 2-11 dwellings having the same neighborhood code as the subject and located within 0.2 of a mile from the subject. They are either 86 or 89 years old and range in size from 4,212 to 4,500 square feet of living area. Three of the comparables have full unfinished

¹ In the grid analyses, both parties describe the subject as 2-story. The appellant submitted a Property Characteristics print out showing the subject is a two-story apartment building with a third apartment in the finished attic.

basements and contain 3 apartments. One of the comparables has a full finished basement and contains 4 apartments. Two feature 2-car garages. The comparables have improvement assessments ranging from \$42,293 to \$44,049 or from \$9.54 to \$10.22 per square foot of living area. Based on this evidence, the appellant requested the subject's 2016 improvement assessment be reduced to \$39,581 or \$9.82 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 \$73,019. The subject property has an improvement assessment of \$62,394 or \$15.47 per square foot of living area.

In support of the subject's assessment, the board of review submitted information on three 2-story Class 2-11 comparables having the same neighborhood code as the subject and located within .25 of a mile from the subject. The dwellings range in size from 1,760 to 2,914 square feet of living area and range in age from 50 to 109 years old. The comparables have full basements, one with finished area. Two have 2-car garages. The board of review did not disclose the number of apartments in each comparable. The comparables have improvement assessments ranging from \$28,023 to \$46,425 or from \$15.92 to \$16.43 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven assessment comparables for the Board's consideration. The Board gave less weight to all three board of review comparables and appellant's comparable #4 due to their dissimilar age, dwelling size and/or finished basement when compared to the subject's unfinished basement. The Board finds appellant's comparables #1, #2 and #3 are most similar to the subject in location, age, dwelling size, number of apartments and some features. These comparables have improvement assessments ranging from \$42,293 to \$44,049 or from \$9.54 to \$9.79 per square foot of living area. The subject property has an improvement assessment of \$62,394 or \$15.47 per square foot of living area which is greater than the most similar comparables on both an overall basis as well as a per square foot basis. After considering adjustments to these comparables for differences to the subject, the Board finds the subject's assessment is not supported. Thus, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's improvement assessment is 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. 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 23, 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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