PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Donna L. Radzik
DOCKET NO.: 03-24167.001-R-1
PARCEL NO.: 02-21-200-020

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are Donna L. Radzik, the appellant, by Attorney Liat Meisler of Golan & Christie in Chicago; and the Cook County Board of Review.

The subject property is improved with a one-year old, two-story, frame dwelling containing 3,284 square feet of living area with a full, unfinished basement, two full and one half-baths, one fireplace and a three-car garage.

At hearing, the appellant's attorney argued that this appeal was based on unequal treatment in the assessment process. The appellant submitted information on four comparable properties improved with a two-story, frame dwelling for consideration. These comparables range: in age from 1 to 54 years; in size from 2,145 to 3,594 square feet of living area; and in improvement assessments from $3.58 to $8.67 per square foot of living area. Amenities included: one fireplace; two or two and one half-baths; and a two-car or three-car garage. The subject's improvement assessment is $14.95 per square foot of living area.

Appellant's attorney asserted that the suggested comparables' assessments were not partial assessments even though printouts were not available on these properties. In addition, the appellant's pleadings included evidence on sales ratio studies conducted by the Illinois Department of Revenue. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment was disclosed. The board of review presented descriptions and assessment information on three comparable properties located on the same block, as is the subject property. They are improved with a four-year old, two-story, frame or masonry dwelling for

(Continued on Next Page)

Based on the facts and exhibits presented, 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:	$	9,917
IMPR.:	$	49,083
TOTAL:	$	59,000

Subject only to the State multiplier as applicable.

PTAB/KPP

consideration. The comparables range in size from 3,134 to 3,466 square feet of living area and in improvement assessments from $11.75 to $16.10 per square foot of living area. Amenities included: one fireplace; a full basement; two and one-half or three and one half-baths; as well as a three-car garage. The notes also reflect that the subject sold in June, 2002, for a price of $592,465. Based on this evidence, the board of review requested confirmation of the subject's assessment.

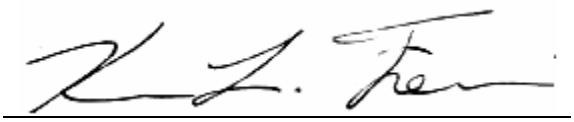
After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The PTAB further finds a reduction in the subject's assessment is not warranted.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). After an analysis of the assessment data, the PTAB finds the appellant has not met this burden.

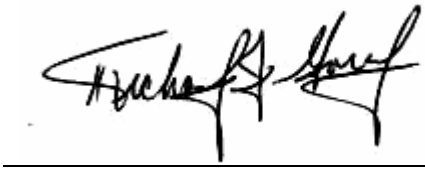
The PTAB finds the comparables #3 and #4 submitted by the appellant and comparables #1 and #2 submitted by the board of review were most similar to the subject in size, design, age, and exterior construction. Due to their similarities to the subject, these comparables received the most weight in the PTAB's analysis. These comparables had improvement assessments that ranged from $3.58 to $16.10 per square foot of living area. The subject's improvement assessment of $14.95 per square foot of living area is within this range. After considering adjustments and the differences in both parties' comparables when compared to the subject, the PTAB finds the subject's per square foot improvement assessment is supported and a reduction in the subject's assessment is not 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.

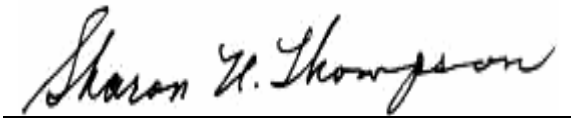
Chairman



Member



Member



Member

Member

DISSENTING: _____ _____

C E R T I F I C A T I O N

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: October 31, 2008

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 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 the subsequent year 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.

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.