

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Joseph Shortino
DOCKET NO.: 03-28625.001-R-1
PARCEL NO.: 17-33-208-027-0000

The parties of record before the Property Tax Appeal Board are Joseph Shortino, the appellant, by attorney Herbert Rosenberg of Schoenberg, Fisher, Newman & Rosenberg, Chicago, and the Cook County Board of Review.

The subject property consists of a six-year-old, two-story style single-family row house of masonry construction containing 1,230 square feet of living area and located in South Chicago Township, Cook County. The subject improvement features two full baths, one half bath, air conditioning and a garage.

The appellant, through counsel, appeared before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered a spreadsheet detailing four suggested comparable properties located from one to three blocks from the subject. These properties consist of two or three-story style single-family row houses of masonry construction from 10 to 19 years old. All of the comparable dwellings contain one or two full baths, air conditioning and garages; two have basements; and three have additional half baths. The comparables range in size from 1,582 to 2,074 square feet of living area and have improvement assessments ranging from \$10.50 to \$11.87 per square foot of living area. A copy of the subject's 2003 board of review final decision was also included. 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 improvement assessment of \$19,516, or \$15.87 per square foot of living area, was disclosed. In support of the subject's assessment, the board of review

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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:	\$	2,174
IMPR.:	\$	19,516
TOTAL:	\$	21,690

Subject only to the State multiplier as applicable.

PTAB/lbs/070496

offered property characteristic sheets and a spreadsheet detailing three suggested comparable properties located in the same row house development as the subject. The comparables consist of six-year old, two-story style single-family dwellings of masonry construction containing 1,230 square feet of living area. All of the comparables contain two full baths, basements, air conditioning and have garages. These properties have improvement assessments ranging from \$15.86 to \$16.09 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject property's assessment.

After reviewing the record 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 appellant's argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that 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). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has failed to overcome this burden.

The Property Tax Appeal Board finds that the parties submitted seven properties as comparable to the subject. The Board accords the appellant's comparables diminished weight. The appellant's properties are inferior in age, superior in size and two are of a slightly different style than the subject.

The Board places the most weight on the board of review's comparables. These properties are the same size, age and construction type as the subject. Further, these improvements have amenities similar to the subject. Therefore, the Board finds that the board of review's comparables are the most similar to the subject in the record.

The properties found the most similar to the subject have improvement assessments ranging from \$15.86 to \$16.09 per square foot of living area. The subject's per square foot improvement assessment of \$15.87 falls within the range established by the properties found the most similar. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds the subject's per square foot improvement assessment is supported by the properties found most similar contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellant failed to adequately demonstrate that the subject

dwelling was inequitably assessed by clear and convincing evidence and no reduction is warranted.

This is a final administrative decision of the Property Tax Appeal Board are 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: September 28, 2007



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.