

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Edward Villadonga
DOCKET NO.: 04-22735.001-R-1
PARCEL NO.: 03-36-201-003-0000

The parties of record before the Property Tax Appeal Board are Edward Villadonga, the appellant, by attorney Joseph G. Kuser of Storino, Ramello & Durkin, Rosemont, Illinois; and the Cook County Board of Review.

The subject property consists of a 67-year old, two-story style dwelling of frame and masonry exterior construction containing 1,831 square feet of living area with a partial, unfinished basement and a two-car garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of the equity argument, the appellant submitted a grid analysis detailing three suggested comparable properties that are located several blocks from the subject. The comparables are two-story frame or frame and masonry dwellings that are between 74 and 85 years old. The comparables contain from 1,701 to 2,197 square feet of living area and have improvement assessments ranging from \$3.13 to \$13.55 per square foot. The subject property has an improvement assessment of \$15.71 per square foot. 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. In support of the subject's assessment, the board of review offered the property characteristic sheets and a spreadsheet detailing three suggested comparable properties that were located in the same neighborhood as the subject property. The comparable properties consist of two-story frame dwellings that are between 63 and 83 years old. The dwellings contain from 1,273 to 1,506 square feet of living area and have improvement assessments ranging from \$16.65 to \$19.26 per square foot. Based on this evidence, the board of review requested confirmation of the subject's assessment.

(Continued on Next Page)

Based on the facts and exhibits presented, 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:	\$	5,088
IMPR.:	\$	24,810
TOTAL:	\$	29,898

Subject only to the State multiplier as applicable.

PTAB/MKB/7-09

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 Property Tax Appeal Board further finds that a reduction in the subject's assessment is warranted.

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 overcome this burden.

Both parties presented assessment data and descriptions on a total of six equity comparables that were similar to the subject in location and design. The board of review's comparables were substantially smaller than the subject and one was considerably older than the subject. The appellant's comparable two was also considerably older than the subject. Thus, these comparables received reduced weight in the Board's analysis. The appellant's comparables one and three were similar to the subject in size and age. However, comparable's three exterior construction differed somewhat from the subject. It was of frame construction, while the subject was of frame and masonry construction. The appellant's comparable one was of the same exterior construction as the subject. These two comparables had improvement assessments of \$13.21 and \$13.55 per square foot. The subject's improvement assessment of \$15.71 per square foot is above these assessments. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds the subject's assessment is not supported by the most comparable properties contained in the record and a reduction in the subject's 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.



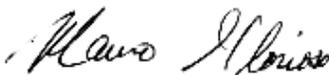
Chairman



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: July 28, 2009



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.