

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Larry & Regina Shalzi  
DOCKET NO.: 04-24568.001-R-1  
PARCEL NO.: 09-35-115-023-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Larry & Regina Shalzi, the appellants, by attorney Lisa A. Marino of Marino & Associates of Chicago and the Cook County Board of Review.

The subject property consists of a 13-year-old, two-story single-family dwelling of masonry construction containing 3,002 square feet of living area and located in Maine Township, Cook County. The residence contains two and one-half bathrooms, a full basement, air conditioning, a fireplace and a two-car garage.

The appellants, through counsel, submitted evidence before the PTAB claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellants offered three suggested comparable properties located within four blocks of the subject. These properties consist of two-story single-family dwellings of masonry or frame and masonry construction and are one year old. The comparables have two bathrooms and full basements. The homes are air-conditioned and all have fireplaces. There is no evidence of garages. The comparables contain between 2,860 and 3,322 square feet of living area and have improvement assessments ranging from \$64,985 to \$48,824 or from \$15.73 to \$22.72 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board submitted its "Board of Review Notes on Appeal" wherein the subject's final improvement assessment of \$62,728, or \$20.89 per square foot of living area, was disclosed. In support of the subject's assessment, the board offered four suggested comparable properties located within three blocks of the subject. The comparables consist of two-story single-family dwellings of masonry construction and range in age from eight to 13 years. The comparables contain one or two bathrooms with half-baths, full basements, one finished; all comparables have air conditioning, fireplaces and two-car garages. The comparables range in size from 2,546 to 2,843 square feet of living area and

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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: \$ 7,936  
IMPR: \$62,728  
TOTAL: \$70,664

Subject only to the State multiplier as applicable.

PTAB/TMcG.

have improvement assessments of between \$63,391 and \$58,790 or from \$22.27 to \$23.45 per square foot of living area. Based on this evidence, the board requested confirmation of the subject property's assessment.

After reviewing the record and considering the evidence, the PTAB finds that it has jurisdiction over the parties and the subject matter of this appeal. 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 PTAB finds the appellants have failed to overcome this burden.

The PTAB finds the board's comparables one and two and the appellants' three comparables are the properties most similar to the subject. These properties have improvement assessments ranging from \$15.73 to \$22.86 per square foot of living area. The subject's per square foot improvement assessment of \$20.89 is within this range of properties. The PTAB gives less weight to the board's comparables three and four because they are less similar to the subject in living area. After considering the differences in both parties' suggested comparables when compared to the subject property, the PTAB finds the evidence submitted is insufficient to effect a change in the subject's assessment.

As a result of this analysis, the Property Tax Appeal Board finds the appellants 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 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: May 27, 2009



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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.