

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: George Bucciero
DOCKET NO.: 04-27829.001-R-2
PARCEL NO.: 14-33-309-017-0000
TOWNSHIP: North

The parties of record before the Property Tax Appeal Board (PTAB) are George Bucciero, the appellant, by attorney Mitchell L. Klein of Schiller, Klein & McElroy, P.C. of Chicago and the Cook County Board of Review (board).

The subject property consists of a four-year-old, three-story single-family dwelling of masonry construction containing 4,398 square feet of living area and located in North Township, Cook County. The residence contains four and one half bathrooms, a full finished basement, air conditioning, a fireplace and a two-car garage.

The appellant's counsel appeared before the PTAB and submitted evidence claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered four suggested comparable properties located within three blocks of the subject. These properties consist of three-story single-family dwellings of masonry construction and range in age from four to 12 years. The comparables have three or four bathrooms with half-baths and three have full finished basements. The homes are air-conditioned and all have fireplaces. The properties have one, two or three-car garages. The comparables contain between 4,031 and 4,620 square feet of living area and have improvement assessments ranging from \$138,332 to \$151,868 or from \$31.99 to \$37.50 per square foot of living area. 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 \$241,873, or \$55.00 per square foot of living area, was disclosed. In support of the subject's assessment, the board

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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: \$ 14,219
IMPR. \$150,781
TOTAL: \$165,000

Subject only to the State multiplier as applicable.

PTAB/TMcG. 6/08

offered one suggested comparable property located within a block of the subject. The comparable consists of two-story single-family dwelling of frame construction and 117 years old. The comparable contains four bathrooms with one half-bath, a full basement, air conditioning and a two-car garage. The comparable contains 3,588 square feet of living area and has an improvement assessment of \$201,247 or \$56.09 per square foot of living area. The board also disclosed the subject was purchased in July 2001 for \$2,855,000. Based on this evidence, the board requested confirmation of the subject property'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 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.

The PTAB finds the appellant's four comparables are very similar to the subject. The board submitted one equity comparable to support the subject's current assessment and the purchase price of \$2,855,000. The properties found similar to the subject have improvement assessments ranging from \$31.99 to \$34.53 per square foot of living area. The subject's per square foot improvement assessment of \$55.00 is above the range established by these properties. The PTAB gives little weight to the board's single comparable because it lacks similarity in living area, age and construction. After considering the similarities in the comparables when compared to the subject property, the Property Tax Appeal Board finds that the evidence is sufficient to effect a change in the subject's current assessment.

As a result of this analysis, the PTAB finds the appellant did adequately demonstrate that the subject property was inequitably assessed by clear and convincing evidence and a reduction is warranted.

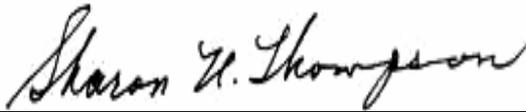
This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member

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: June 27, 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.