

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Ranko Dabizljevic  
DOCKET NO.: 05-21881.001-R-1  
PARCEL NO.: 09-10-301-071-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Ranko Dabizljevic, the appellant, by attorney Joseph G. Kuser of Storino, Ramello & Durkin of Rosemont and the Cook County Board of Review (board).

The subject property consists of a 34-year-old, two-story, class 2-78 dwelling of masonry construction containing 3,361 square feet of living area and located in Maine Township, Cook County. The residence includes two and one half bathrooms, a finished partial basement, air conditioning, fireplaces and a two-car garage.

The appellant, 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 appellant offered three suggested comparable properties located within a quarter mile of the subject. These properties consist of two-story, class 2-08, dwellings of frame and masonry or masonry construction, and range in age from 13 to 44 years. The comparables include three bathrooms, with half baths, full or partial finished basements, air conditioning and two homes with fireplaces. The comparables have two-car garages. The comparables contain between 4,501 and 4,641 square feet of living area and have improvement assessments ranging from \$42,849 to \$53,599 or from \$9.52 to \$11.77 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 \$64,592, or \$19.22 per square foot of living area, was disclosed. In support of the subject's assessment, the board of review offered two suggested comparable class 2-78 properties located within a quarter mile of the subject. The comparables consist of two-story dwellings of stucco or frame and masonry construction. The comparables are 13 or 28 years old, with full basements. The comparables have two and one half or four bathrooms; both have

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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: \$29,823  
IMPR. \$64,592  
TOTAL: \$94,415

Subject only to the State multiplier as applicable.

PTAB/TMcG.

air conditioning, fireplaces and two-car garages. The comparable properties contain 2,515 and 2,746 square feet of living area with improvement assessments of \$55,427 and \$64,120 or \$22.04 and \$23.35 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 PTAB finds none of the submitted five comparables are similar enough to the subject to demonstrate assessment equity or inequity. These properties, without adjustments, have improvement assessments ranging from \$9.52 to \$23.35 per square foot of living area. The subject's per square foot improvement assessment of \$19.22 is within this range of properties. The PTAB gives little weight to the five suggested comparables because they are less similar to the subject in living area or age or construction materials or building classification. After considering 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 PTAB finds the appellant did not adequately demonstrate that the subject property was inequitably assessed by clear and convincing evidence and a reduction 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: August 24, 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.