



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Harvalas Property Management
DOCKET NO.: 05-22304.001-R-1
PARCEL NO.: 14-20-221-036-0000

The parties of record before the Property Tax Appeal Board are Harvalas Property Management, the appellant(s), by attorney Brian P. Liston, of Law Offices of Liston & Tsantilis, P.C. of Chicago; and the Cook County Board of Review.

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: \$ 9,331
IMPR.: \$ 62,340
TOTAL: \$ 71,671

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property contains 3,600 square feet of land improved with a 95-year old, two-story, masonry, multi-family dwelling. The improvement includes three apartments as well as 4,293 square feet of living area, three baths, a full basement, and a two-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted assessment data and descriptions on three comparable properties for consideration, two of which are located on the same street, as is the subject. They are improved with a three-story, frame or masonry dwelling. They range: in age from 87 to 103 years; in size from 4,491 to 9,198 square feet of living area; and in improvement assessments from \$1.20 to \$10.73 per square foot of living area. The subject's improvement assessment is \$14.53 per square foot of living area.

At hearing, the appellant's attorney indicated that the improvement assessment for property #2 had received a 10% occupancy factor for tax year 2005 from the assessor's office,

thereby, reducing the improvement assessment to \$1.20 per square foot from \$11.99 per square foot in tax year 2004. 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 of \$71,671 was disclosed. The board of review presented descriptions and assessment information on three comparable properties for consideration. They are improved with a two-story, masonry, multi-family dwelling with three apartments therein. They range: in age from 98 to 113 years; in size from 3,228 to 3,474 square feet of living area; and in improvement assessments from \$17.58 to \$17.79 per square foot of living area. Amenities include a full basement, while two properties also include a two-car garage.

At hearing, the board's representative rested on the written evidence submissions. Based on this evidence, the board of review requested confirmation of the subject'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 PTAB further finds a reduction in the subject's assessment is not warranted.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. 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). After an analysis of the assessment data, the PTAB finds the appellant has not met this burden.

The PTAB finds the three comparables submitted by the board of review are most similar to the subject in style, size, condition, age and amenities. Due to their similarities to the subject, these comparables received the most weight in the PTAB's analysis. These comparables had improvement assessments that ranged from \$17.58 to \$17.79 per square foot of living area. The subject's improvement assessment of \$14.53 per square foot of living area is below this range.

After considering adjustments and the differences in both parties' comparables when compared to the subject, the PTAB finds the subject's per square foot improvement assessment is supported and a reduction in the subject's assessment 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.



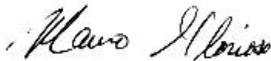
Chairman



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: September 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.