FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: John Zavislak
DOCKET NO.: 05-26134.001-R-1
PARCEL NO.: 18-31-100-007-0000

The parties of record before the Property Tax Appeal Board are John Zavislak, the appellant(s), by attorney Edward Larkin, of Larkin & Larkin of Park Ridge; 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:	$ 26,287
IMPR.:	$ 60,212
TOTAL:	$ 86,499

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 34-year old, one-story style dwelling of frame construction containing 2,870 square feet of living area with a full, unfinished basement, three full baths, central air conditioning, one fireplace, and a two-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as one-story stucco or frame dwellings that are from eight to thirteen years old for consideration. The comparables contain from 3,189 to 4,127 square feet of living area with two full baths, half baths, full unfinished basements, central air conditioning, fireplaces and garages accommodating three or four cars. The comparables have improvement assessments ranging from $13.85 to $16.96 per square foot of living area. The subject's improvement assessment is $20.98 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 assessment was disclosed. The board of review presented descriptions and assessment information the subject and one comparable property consisting of a one-story frame dwelling 50 years old. The comparable dwelling contains 1,932 square feet of living area with two full baths, a partial finished basement, a fireplace and a one and one-half car garage. The comparable has an improvement assessment of $25.64 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant's counsel argued that the appellant submitted three comparables while the board of review only submitted one.

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 Board 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 Board finds the appellant has not met this burden.

The Board finds the comparables submitted by the appellant are substantially superior to the subject in age and size. Further, the Board finds the appellant's comparables differ in construction type when compared to the subject. The Board places no weight on these properties. The Board next finds that the board of review's comparable is similar to the subject and its improvement assessment tends to support the subject's improvement assessment. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds that a reduction in the subject's assessment is not warranted.

Lbs/09.

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: October 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.