



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

APPELLANT: Andrea & Marvin Rossi  
DOCKET NO.: 06-21167.001-R-1  
PARCEL NO.: 16-06-228-030-0000

The parties of record before the Property Tax Appeal Board are Andrea & Marvin Rossi, the appellants, by attorney David C. Dunkin of Arnstein & Lehr in Chicago; and the Cook County Board of Review.

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: \$9,040  
IMPR.: \$31,710  
TOTAL: \$40,750**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story single family dwelling of masonry construction that contains 1,273 square feet of living area. The dwelling is approximately 53 years old. Features of the home include a full unfinished basement, central air conditioning and a two-car detached garage. The subject has a 7,534 square foot site and is located in Oak Park, Oak Park Township, Cook County. The subject is classified as a class 2-07 residential property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend unequal treatment in the assessment process with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellants submitted information on four comparable properties described as two-story single family dwellings of masonry or frame and masonry construction that range in size from 1,253 to 1,546 square feet of living area. The comparable dwellings range in age from 54 to 58 years old. Each comparable has a full basement with two having recreation rooms, central air conditioning, one or two fireplaces and a 2-car attached garage. The comparables also have the same classification code and neighborhood code as the subject property. The comparables have improvement assessments ranging from \$31,192 to \$38,520 or from \$23.95 to \$24.91 per square foot of living area. Based on this evidence, the

appellants requested the subject's improvement assessment be reduced to \$30,488 or \$23.95 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment totaling \$44,000 was disclosed. The subject has an improvement assessment of \$34,960 or \$27.46 per square foot of living area. The board of review presented descriptions and assessment information on two comparable properties improved with two-story single family dwellings of masonry construction that have 1,163 and 1,560 square feet of living area. The dwellings are 54 and 58 years old. Each comparable has a full basement with one having a recreation room. Each comparable has central air conditioning and one or two fireplaces. One comparable has a 1-car attached garage. The comparables also have the same classification code and neighborhood code as the subject property. These properties have improvement assessments of \$33,203 and \$41,292 or \$28.55 and \$26.50 per square foot of living area, respectively. The board of review also provided information disclosing the subject property was purchased in January 2005 for a price of \$440,000. Based on this evidence, the board of review requested confirmation of the subject'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 Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellants contend 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 appellants met this burden.

The record contains assessment information on six comparables submitted by the parties. Only one comparable has an improvement assessment that is greater than the subject's improvement assessment on a square foot basis. This comparable was smaller than the subject dwelling with a full basement finished with a recreation room and two fireplaces. Due to its size and additional features, an improvement assessment greater than the subject's improvement assessment on a square foot basis is justified. The record contains three comparables that had unfinished basements, like of the subject, but had one or two fireplaces while the subject had no fireplace. These three comparables had improvement assessments ranging from \$23.95 to \$26.50 per square foot of living area. The subject has an improvement assessment of \$27.46 per square foot of living area, which is above the range established by these three similar comparables. Based on this record the Board finds a reduction in the subject's assessment is warranted.

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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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*J. R.*

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: March 23, 2012

*Allen Castrovillari*

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.