



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

APPELLANT: Luciano Stoican
DOCKET NO.: 06-22466.001-R-1
PARCEL NO.: 12-15-317-068-0000

The parties of record before the Property Tax Appeal Board are Luciano Stoican, the appellant, by attorney Lisa A. Marino of Marino & Assoc., PC 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: \$ 5,376
IMPR.: \$ 33,893
TOTAL: \$ 39,269

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story, multi-family dwelling of masonry construction containing 2,742 square feet of living area. The dwelling is 18 years old. Features include two apartment units, a full, unfinished basement, and a two-car garage. The subject property sold for \$417,000 in November 2004.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on four comparable properties described as frame or masonry, multi-family dwellings that range in age from 37 to 62 years old. The appellant did not provide information on the number of stories for each structure. According to the appellant, one of the comparables is located across the street from the subject, and the other three are located from three to seven blocks from the subject property. The comparable dwellings range in size from 2,812 to 2,990 square feet of living area. Three comparables have finished basements, either partial or full, with apartments, and one has a full, unfinished basement. One dwelling has central air conditioning and a garage. The comparables have improvement assessments ranging from \$9.33 to \$10.43 per square foot of living area. The subject's improvement assessment is \$12.36 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 on three comparable properties consisting of two-story masonry, multi-family dwellings that are each 18 years old. Based on their parcel index numbers, the comparables are located in the same general area as the subject. The dwellings contain either 2,736 or 2,850 square feet of living area. Two comparables have full, unfinished basements, and one has a full, finished basement with an apartment. Each dwelling has a garage, and two have central air conditioning. These properties have improvement assessments of either \$12.44 or \$12.73 per square foot of living area. 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 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.

Both parties presented assessment data on a total of seven equity comparables. The appellant's comparables differed substantially from the subject in age and received reduced weight in the Board's analysis. The Board finds the comparables submitted by the board of review were identical to the subject in age, and they were very similar in size, style, and exterior construction. Although they were not located close to the subject, they were still located in the same general vicinity. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments of \$12.44 and \$12.73 per square foot of living area. The subject's improvement assessment of \$12.36 per square foot of living area falls below these amounts. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is equitable 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

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: April 23, 2010

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.