FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Ramon Aguilera
DOCKET NO.: 06-26260.001-R-1
PARCEL NO.: 14-19-429-033-0000

The parties of record before the Property Tax Appeal Board are Ramon Aguilera, the appellant, 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:	$ 16,521
IMPR.:	$ 53,832
TOTAL:	$ 70,353

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story multi-family dwelling of frame construction containing 2,664 square feet of living area. The dwelling is 108 years old. Features of the home include a full, finished basement 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 two-story frame, masonry or frame and masonry dwellings that are between 93 and 115 years old. The comparable dwellings range in size from 3,287 to 3,567 square feet of living area. Each of the comparables has a full basement, two of which are finished, one has central air conditioning and two have two-car garages. The comparables have improvement assessments ranging from $12.56 to $13.89 per square foot of living area. The subject's improvement assessment is $20.21 per square foot of living area. The appellant's analysis indicates that comparable one is on the same street as the subject and comparables two and three are on the same tax block as the subject. However, the property index numbers provided by the appellant indicate that comparables two and three are in a completely different section than the subject. 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 four comparable properties consisting of two-story frame dwellings that are between 108 and 118 years old. The dwellings range in size from 2,469 to 2,684 square feet of living area. Each of the comparables has a full basement, with two having finished area, three have central air conditioning and each has a garage. These properties have improvement assessments ranging from $21.54 to $27.97 per square foot of living area. One of the comparables is located on the same block as the subject, one is located one-quarter mile from the subject, one is in a subarea of the subject and the proximity to the subject of comparable two was not disclosed. Each of the comparables has the same neighborhood code as the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant noted differences between the subject and the comparables submitted by the board of review with respect to location.

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 appellant's comparables are substantially larger than the subject and received reduced weight in the Board's analysis. The comparables submitted by the board of review were similar to the subject in design, exterior construction, age and size. Each of the comparables has the same neighborhood code as the subject. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments ranging from $21.54 to $27.97 per square foot. The subject's improvement assessment of $20.21 per square foot of living area is below the range established by the most similar comparables. 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.

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: April 23, 2010

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.