



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

APPELLANT: Antonio Zepeda
DOCKET NO.: 06-26565.001-R-1
PARCEL NO.: 13-12-207-027-0000

The parties of record before the Property Tax Appeal Board are Antonio Zepeda, the appellant, by attorney Edward Larkin, of Larkin & Larkin in 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: \$ 8,184
IMPR.: \$ 40,112
TOTAL: \$ 48,296

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 2,564 square feet of living area. The dwelling is 49 years old. Features of the home include a concrete slab foundation.

The appellant's appeal is based on unequal treatment in the assessment process. In support of this argument, the appellant submitted information on three comparable properties that were located in the same tax block and on the same street as the subject. They are described as two or three-story multi-family dwellings of masonry construction. They range in age from 50 to 80 years old and contain from 3,852 to 4,212 square feet of living area. The comparables have full basements, one of which is finished, one has central air conditioning and each has a garage. The comparables have improvement assessments ranging from \$12.58 to \$14.36 per square foot of living area. The subject's improvement assessment is \$15.64 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 four comparable properties with the same neighborhood code as the subject. Two are within one-quarter mile of the subject. They consist of two-story frame dwellings that range in age from 47 to 57 years old. The dwellings range in size from 2,232 to 2,496 square feet of living area. The comparables have concrete slab foundations, one has central air conditioning and two have a garage. These properties have improvement assessments ranging from \$15.76 to \$16.67 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant's attorney argued the board of review's comparables are located blocks or miles from the subject and that none are on the same street as the subject.

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 were substantially larger than the subject. Thus, these comparables received reduced weight in the Board's analysis. The board of review's comparables were two-story frame dwellings like the subject. They were similar to the subject in age and size. In addition, they had the same neighborhood code as the subject and two are located just blocks from the subject. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. The comparables had improvement assessments ranging from \$15.76 to \$16.67 per square foot of living area. The subject's improvement assessment of \$15.64 per square foot of living area is below the range established by the most similar comparables. The two comparables located just blocks from the subject were assessed at \$15.87 and \$16.23 per square foot. 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

Frank J. Huff

Member

Member

Mario M. Louie

Shawn R. Lerski

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: May 21, 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.