



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

APPELLANT: Cesar Pedroza
DOCKET NO.: 06-27570.001-R-1
PARCEL NO.: 17-06-316-007-0000

The parties of record before the Property Tax Appeal Board are Cesar Pedroza, the appellant, by attorney George J. Behrens, of McCracken, McCracken & Behrens, P.C. in 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: \$10,426
IMPR.: \$44,836
TOTAL: \$55,262

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 105 year-old, three-story masonry constructed apartment building that is situated on a 2,436 square foot lot. The subject has a slab foundation, contains 5,676 square feet of living area and is located in Chicago, West Chicago Township, Cook County.

The appellant submitted evidence to the Property Tax Appeal Board claiming assessment inequity regarding the subject's improvements as the basis of the appeal. In support of this argument, the appellant submitted photographs, property data sheets and a grid analysis of six comparable properties located in the subject's neighborhood. The comparables are mixed-use apartment and commercial buildings that range in age from 92 to 102 years and range in size from 5,046 to 6,006 square feet of living area. These properties have partial basements and improvement assessments ranging from \$19,140 to \$41,416 or from \$3.79 to \$7.12 per square foot of living area. The subject has an improvement assessment of \$44,836 or \$7.90 per square foot of living area. Based on this evidence the appellant requested the

subject's improvement assessment be reduced to \$36,326 or \$6.40 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$55,262 was disclosed. In support of the subject's assessment, the board of review submitted property characteristic sheets, photographs and a grid analysis of four comparable properties located within 1/4 mile of the subject. The comparables consist of three-story, masonry constructed mixed-use buildings that range in age from 89 to 118 years and range in size from 4,620 to 5,916 per square foot of living area. All the comparables have full or partial unfinished basements, one has central air conditioning and one has a two-car garage. These properties have improvement assessments ranging from \$36,640 to \$53,180 or from \$7.73 to \$8.99 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 Property Tax Appeal Board further finds that a reduction in the subject's assessment is not warranted.

The appellant's argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that 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). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has not met this burden.

The Board finds the parties submitted ten comparables in support of their respective arguments. All the comparables were similar to the subject in design, exterior construction, age, size and most features, with the exception of the board of review's comparable #4, which was significantly smaller in living area when compared to the subject. For this reason, the latter was given less weight in the Board's analysis. The Board finds the remaining comparables submitted by the parties had improvement assessments ranging from \$19,140 to \$53,180 or from \$3.79 to \$8.99 per square foot of living area. The subject's improvement assessment of \$44,836 or \$7.90 per square foot of living area falls within this range. Therefore, the Board finds the evidence in the record supports the subject's assessment.

In conclusion, the Board finds the appellant has failed to prove assessment inequity by clear and convincing evidence and the subject's assessment as determined by the board of review is correct and no reduction is 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.

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.