



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

APPELLANT: Joanna Sokolowski  
DOCKET NO.: 06-27710.001-R-1  
PARCEL NO.: 17-05-315-032-0000

The parties of record before the Property Tax Appeal Board are Joanna Sokolowski, the appellant, by attorney Gregory J. Lafakis, of Verros, Lafakis & Berkshire, 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:     \$ 9,397**  
**IMPR.:    \$ 78,475**  
**TOTAL:    \$ 87,872**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of two dwellings situated on one parcel. Building #1 is a 122-year old three-story multi-family dwelling of masonry exterior construction containing 4,173 square feet with a full, unfinished basement and central air conditioning. Building #2 consists of a two-story multi-family dwelling of masonry exterior construction containing 1,886 square feet of living area with a full, unfinished basement and central air conditioning. The dwelling is 122 years old.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal for building #1. Equity data was not submitted on building #2. In support of this argument, the appellant submitted a grid analysis detailing four suggested comparable properties. The comparables consist of two or three-story masonry or frame multi-family dwellings that range in age from 116 to 135 years old. The comparables range in size from 2,525 to 7,206 square feet of living area and have improvement assessments ranging from \$9.78 to \$14.85 per square foot. The subject property has an improvement assessment for both buildings of \$78,475. The building that was appealed by the appellant has an improvement assessment of \$51,464 or \$12.33 per square foot.

The other dwelling has an improvement assessment of \$27,011 or \$14.32 per square foot. 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. In support of the subject's assessment, the board of review offered the property characteristic sheets and spreadsheets detailing four suggested comparable properties for each building. The comparables for building #1 consist of three-story masonry multi-family dwellings that are between 12 and 118 years old. The comparables range in size from 3,840 to 4,656 square feet of living area and have improvement assessments ranging from \$12.34 to \$13.87 per square foot. The comparables for building #2 consist of two or three-story frame, masonry or frame and masonry multi-family dwellings that are between 108 and 128 years old. The comparables range in size from 2,016 to 2,463 square feet of living area and have improvement assessments ranging from \$15.03 to \$16.48 per square foot. 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 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 overcome this burden.

Although the subject property consists of two buildings, the appellant described and appealed only the dwelling containing 4,713 square feet of building area. The appellant's comparable two was substantially smaller than the subject and comparable three was substantially larger than the subject. The board of review's comparable two was substantially newer than the subject. Thus, these comparables received reduced weight in the Board's analysis. The remaining comparables were generally similar to the subject in most features. They had improvement assessments ranging from \$11.94 to \$12.85 per square foot. The subject's improvement assessment of \$12.33 per square foot is within this range. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds the subject's per square foot improvement assessment is supported by the most comparable properties contained in the record and a reduction in the

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subject's assessment is not warranted. The Board finds that building #2 is also equitably assessed.

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.