



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

APPELLANT: 2342 Clark, LLC.
DOCKET NO.: 06-27819.001-C-1
PARCEL NO.: 14-33-105-023-0000

The parties of record before the Property Tax Appeal Board are 2342 Clark, LLC., the appellant, by attorney Anthony M. Farace, of Amari & Locallo 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: \$ 25,190
IMPR.: \$ 97,261
TOTAL: \$ 122,451

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 3,840 square foot land parcel improved with a 113-year old, three-story, masonry, mixed-use building. The improvement contains 4,200 square feet of building area as well as a partial basement and two-car garage with one commercial unit and two apartments, therein.

The appellant's appeal is based upon unequal treatment in the assessment process of the improvement.

As to the equity argument, the appellant submitted assessment data and descriptions on three properties located on the same street, as is the subject. The properties are improved with a two-story or three-story, masonry, mixed-use building. They range: in age from 53 to 113 years; in units from four to five; and in improvement size from 4,896 to 7,209 square feet of building area. The appellant also submitted copies of assessor database printouts for these properties. The printouts indicate that the properties also contain basement area. The improvement assessments ranged from \$11.61 to \$16.56 per square foot of building area, while the subject's improvement assessment is \$97,261 or \$23.16 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 of \$122,451 was disclosed. The board of review also submitted assessment data and descriptions on four properties, one of which was located on the same street, as is the subject. The properties are improved with a three-story, masonry or frame, mixed-use building. They range: in age from 66 to 120 years; in units from three to six; in improvement size from 2,452 to 4,497 square feet of building area; and in improvement assessments from \$25.11 to \$30.16 per square foot of building area. Amenities included a partial basement, while two properties also included a multi-car garage. 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 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 PTAB finds the appellant has not met this burden.

As to the equity argument, the PTAB finds that comparable #3 submitted by the appellant as well as comparables #1 and #2 submitted by the board of review are most similar to the subject in location, style, size, age and/or units. Due to their similarities to the subject, these comparables received the most weight in the PTAB's analysis. These comparables had improvement assessments that ranged from \$13.72 to \$25.98 per square foot of building area. The subject's improvement assessment is \$23.16 per square foot of building area is within the range established by the comparables.

As a result of this analysis, the PTAB finds the appellant has not adequately demonstrated that the subject dwelling was inequitably assessed by clear and convincing evidence and that a reduction 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. Lerbis

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: September 23, 2011

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.