



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

APPELLANT: Jon Stoja
DOCKET NO.: 06-29714.001-C-1
PARCEL NO.: 13-12-231-010-0000

The parties of record before the Property Tax Appeal Board are Jon Stoja, the appellant(s), by attorney Mitchell L. Klein, of Schiller Klein PC in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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: \$14,174
IMPR.: \$68,838
TOTAL: \$83,012

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 5,625 square foot parcel of land improved with a 79-year old, three-story, apartment building containing 9,834 square feet of building area and 13 apartment units. The appellant, via counsel, argued that there was unequal treatment in the assessment process of the improvement as the basis of this appeal.

In support of the equity argument, the appellant submitted assessment data and descriptions on a total of three properties suggested as comparable to the subject and located within the subject's neighborhood. The data in its entirety reflects that the properties are improved with a three-story, masonry, apartment building. The properties range: in age from 77 to 79 years; in size from 10,068 to 12,603 square feet of building area; in number of units from 12 to 19; and in improvement assessments from \$5.97 to \$7.47 per square foot of building area. Based upon this analysis, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's improvement assessment was \$108,806, or \$11.06 per square feet of building area. The board also submitted copies of the property characteristic printouts for the subject as well as raw sales data on five properties. The sales occurred between February 2001 and February 2008 for prices ranging from \$565,000 to \$1,400,000 or from \$47,083 to \$107,692 per apartment unit.

In addition, the board of review noted the subject sold in 2004 for \$780,000 and in 2005 for \$936,000. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a grid listing the size and assessed values for the board of review's sales comparables.

At hearing, the appellant's attorney asserted that the comparables are similar to the subject with comparable #1 located across the street from the subject. The attorney also argued that the board of review did not address the appellant equity argument in their evidence, but that the assessed values for these properties support the appellant's claim of lack of uniformity.

The board of review's representative rested on the evidence previously submitted. The representative acknowledged that the preparer of the documents was not present to testify.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

Appellants 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, 544 N.E.2d 762 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. Proof of assessment inequity should include assessment data and documentation establishing the physical, locational, and jurisdictional similarities of the suggested comparables to the subject property. *Property Tax Appeal Board Rule* 1910.65(b). Mathematical equality in the assessment process is not required. A practical uniformity, rather than an absolute one is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395, 169 N.E.2d 769 (1960). Having considered the evidence presented, the PTAB concludes that the appellant has met this burden and that a reduction is warranted.

The appellant presented assessment data on a total of three equity comparables. The PTAB finds these comparables similar to the subject. The properties are improved with three-story, masonry, apartment buildings. The properties range: in age from 77 to 79 years; in size from 10,068 to 12,603 square feet of building area; in number of units from 12 to 19; and in

improvement assessments from \$5.97 to \$7.47 per square foot of building area. In comparison, the subject's improvement assessment of \$11.06 per square foot of building area is above the range of comparables. The PTAB gives little weight to the board of review's evidence as it does not contain any assessment information and is merely raw sales data.

After considering adjustments and the differences in the comparables when compared to the subject, the PTAB finds the subject's per square foot improvement assessment is not supported and a reduction in the subject's assessment 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 M. Louie

Member

Shawn R. Lerbis

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: July 22, 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.