



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

APPELLANT: Stanley Wdowiak  
DOCKET NO.: 07-20134.001-R-1  
PARCEL NO.: 15-36-410-046-0000

The parties of record before the Property Tax Appeal Board are Stanley Wdowiak, the appellant, by attorney Rusty Payton of the Law Offices of Rusty Payton, P.C., Chicago, Illinois; 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:** \$ 7,480  
**IMPR.:** \$ 40,547  
**TOTAL:** \$ 48,027

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame and masonry construction containing 2774 square feet of living area. The dwelling is 16 years old. Features of the home include a full, finished basement and a two-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on comparable properties described as two-story masonry or frame and masonry dwellings that range in age from one to 59 years old. The comparable dwellings range in size from 2598 to 3413 square feet of living area. All have central air conditioning, and two have fireplaces. Three have full basements, two of which are finished. The appellant did not indicate the size of any garages the comparables may have. The comparables have improvement assessments ranging from \$10.50 to \$11.86 per square foot of living area. The subject's improvement assessment is \$14.62 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 consisting of two-story frame and masonry dwellings that range in age from 16 to 55 years old. The dwellings range in size from 2664 to 2874 square feet of living area. Features include two-car garages and full basements, one of which is finished. Two have central air conditioning, and three have fireplaces. One is located on the same block as the subject. These properties have improvement assessments ranging from \$11.38 to \$17.35 per square foot of living area. 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 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 #2, #3 and #4 and the board of review's comparable #3 should be given reduced weight in the Board's analysis because they are much older than the subject. The Board questions the assessment of the appellant's comparable #1 because the photo supplied by the appellant appears to be an older one-story house. Perhaps that was a prior dwelling before teardown, but it would be anomalous for a brand-new dwelling with central air conditioning and a fireplace to have an improvement assessment per square foot lower than similar-sized houses that are more than 50 years older. The Board finds that comparable should be given less weight. The remaining three comparables were similar to the subject in age and most other characteristics. They had improvement assessments that ranged from \$14.62 to \$17.35 per square foot of living area. The subject's improvement

assessment of \$14.62 per square foot of living area is at the bottom of the range established by the most similar comparables and is the same as the board of review's comparable #4, which is essentially identical to the subject in property characteristics and has an identical assessment. 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. Crit*

Chairman

*K. L. Fan*

Member

*Richard A. Huff*

Member

*Harold H. Lewis*

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: December 23, 2009

*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.