



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

APPELLANT: Loyola University of Chicago
DOCKET NO.: 07-20197.001-R-1
PARCEL NO.: 11-32-319-011-0000

The parties of record before the Property Tax Appeal Board are Loyola University of Chicago, 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: \$ 9,273
IMPR.: \$ 57,080
TOTAL: \$ 66,353

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 91-year old, three-story, masonry, mixed-use building containing commercial space on the first floor and residential usage on the second and third floors. It contains 6,264 square feet of living area and is situated on a 5,250 square foot site. Features include three full baths, six bedrooms, a full, unfinished basement, central air conditioning, and a detached two and one-half car garage.

The appellant appeared before the Property Tax Appeal Board and submitted evidence claiming unequal treatment in the assessment process as the basis of the appeal. In support of the equity argument, the appellant submitted limited descriptive and assessment data for three suggested comparables. The properties are improved with a two-story, masonry or frame and masonry, mixed-use building. They range: in age from 78 to 97 years; in size from 2,916 to 3,934 square feet of living area; and in improvement assessment from \$3.90 to \$9.00 per square foot of building area, after correcting the appellant's calculations. The subject's improvement assessment is \$9.11 per square foot of

building area. Amenities for the suggested comparable properties include one full to two and two half-baths and a full or partial, unfinished basement. No photographs of the subject or comparables were submitted by the appellant. The appellant also submitted a computer-generated income and expenses statement for the 2005 tax year. Based upon this analysis, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review-Notes on Appeal" wherein the subject's improvement assessment of \$57,080 was disclosed. In support of the subject's assessment, the board of review submitted descriptive and assessment data, as well as a black and white photograph, relating to the subject property. No additional evidence was submitted by the board of review. Based upon this evidence, the board 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 appellant submitted a total of three suggested comparable properties for the Board's consideration. These comparables vary greatly in improvement size, amenities, and design from the subject. As such, the Board finds that the appellant has not met its burden of clear and convincing evidence as there is no range of equity comparables with which to compare the subject. Therefore, 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.

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: February 22, 2013

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.