



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

APPELLANT: Connie Cervantes
DOCKET NO.: 07-22847.001-R-1
PARCEL NO.: 16-07-401-009-0000

The parties of record before the Property Tax Appeal Board are Connie Cervantes, the appellant, by attorney Michael Griffin 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: \$ 5,048
IMPR.: \$ 38,276
TOTAL: \$ 43,324**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story multi-family building of masonry construction containing 2,632 square feet of building area. The building is 85 years old. Features of the building include two apartment units and a full, unfinished basement.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as two-story frame or masonry multi-family buildings that range in age from 85 to 121 years old. The comparables have the same neighborhood and classification codes as the subject. Two of the comparables are located in the same block as the subject, and the other comparable is located in the same tax block as the subject. The comparables range in size from 2,623 to 3,298 square feet of building area, and each has two apartment units. One building has central air conditioning and a fireplace, and two comparables have detached garages, either two-car or three and one-half car. However, the appellant did not provide any information on the buildings' foundations. The comparables have improvement assessments of either \$14.32 or \$14.41 per square foot of building area. The subject's improvement assessment is \$14.54 per square foot of building 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. The comparable numbered two by the board of review is the same property as the comparable numbered one by the appellant. The comparable properties submitted by the board of review consist of two-story masonry multi-family buildings that are either 82 or 89 years old. The comparables all have the same neighborhood and classification codes as the subject. Two buildings are located on the same block as the subject, and the other two are located one-quarter mile from the subject property. The comparables range in size from 2,076 to 2,632 square feet of building area, and each has two apartment units. Each building has a full, unfinished basement, and one comparable has a two-car detached garage. These properties have improvement assessments ranging from \$14.29 to \$15.95 per square foot of building area. The board of review's evidence also indicated that subject property sold for \$500,000 in June 2006. 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.

Both parties presented assessment data on a total of six equity comparables. The appellant's comparable numbered one is the same property as the comparable numbered two by the board of review. Although the appellant's comparables numbered two and three were two-story apartment buildings like the subject, they were much larger and older than the subject, and they also differed in exterior construction from the subject. As a result, they received reduced weight in the Board's analysis. The comparables numbered three and four by the board of review were much smaller than the subject and also received reduced weight. The Board finds the comparable numbered one by the board of review was identical to the subject in age and size. In addition, the comparable submitted by both the appellant and the board of review was also the same age as the subject and was very similar in size. Located on either side of the subject property, these comparables were also very similar in style, exterior

construction, and foundation. Due to their similarities to the subject, these two comparables received the most weight in the Board's analysis. These comparables had improvement assessments of \$14.41 and \$15.46 per square foot of building area. The subject's improvement assessment of \$14.54 per square foot of building area falls between these assessments. 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. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario M. Louie

Member

Shawn P. 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: February 18, 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.