



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

APPELLANT: Ella Szekely
DOCKET NO.: 07-24517.001-R-1
PARCEL NO.: 14-29-114-010-0000

The parties of record before the Property Tax Appeal Board are Ella Szekely, the appellant, by attorney Michael Griffin of 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: \$14,410
IMPR.: \$51,559
TOTAL: \$65,969**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a two-story multi-family dwelling of frame construction that contains 2,310 square feet of living area. The improvement is approximately 118 years old and has two apartments. Features include a full basement and a two-car garage. The property is located in Chicago, Lakeview Township, Cook County.

The appellant's appeal is based on unequal treatment in the improvement assessment. In support of this argument the appellant submitted information on four comparable properties with the same classification and neighborhood codes as the subject property. The comparables are described as two-story frame dwellings that range in size from 2,142 to 2,750 square feet of living area. The comparable dwellings range in age from 106 to 118 years old. The comparables have from two to four apartments, one comparable has central air conditioning and they have 1, 1.5 or 2-car detached garages. The comparables have improvement assessments ranging from \$35,699 to \$41,940 or from \$15.25 to \$17.97 per square foot of living area. The subject's improvement assessment is \$51,559 or \$22.32 per square foot of living area. Based on this evidence, the appellant requested a

reduction in the subject's improvement assessment to \$35,230 or \$15.25 per square foot of living area.

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 dwellings that range in size from 2,000 to 2,327 square feet of living area. The comparables have the same neighborhood and classification codes as the subject. The dwellings range in age from 103 to 128 years old. The comparables have either 2 or 3 apartments. Three comparables have full unfinished basements, one comparable has a fireplace, one comparable has central air conditioning and three comparables have one or two-car garages. These properties have improvement assessments ranging from \$44,820 to \$56,530 or from \$22.41 to \$24.29 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 comparables #2 through #4 submitted by the appellant and comparables #2 and #3 submitted by the board of review were most similar to the subject in size. These comparables were also similar to the subject in construction and features. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments ranging from \$16.67 to \$24.29 per square foot of living area. The subject's improvement assessment of \$22.32 per square foot of living area is within the range established by the most similar comparables. 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 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: August 20, 2010

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.