



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

APPELLANT: Boguslaw Wryk
DOCKET NO.: 07-25228.001-R-1
PARCEL NO.: 12-23-210-024-0000

The parties of record before the Property Tax Appeal Board are Boguslaw Wryk, the appellant, by attorney Lisa A. Marino, of Marino & Assoc., PC 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: \$ 6,844
IMPR.: \$ 44,218
TOTAL: \$ 51,062

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story, single-family dwelling of masonry construction. The dwelling is one year old and contains 2,278 square feet of living area. Features include a full finished basement, central air conditioning, and a two and one-half car detached garage. The subject has a classification code of 2-78 under the Cook County Real Property Assessment Classification Ordinance, and it is located in Chicago, Jefferson Township, Cook County.

The appellant, via counsel, contends assessment inequity. In support of the assessment inequity argument, the appellant submitted information on three comparable properties located within one and one-half blocks from the subject property. The suggested comparables are masonry constructed. They range in age from 27 to 58 years old and range in size from 2,259 to 2,455 square feet of living area. Features include: a full finished or unfinished basement, central air conditioning for one property, and a one or two-car detached garage. These comparables have

improvement assessments that range from \$12.51 to \$14.46 per square foot of building area. The subject's improvement assessment is \$44,218 or \$19.41 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject property's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of \$51,062 was disclosed. To demonstrate the subject is correctly assessed, the board of review presented descriptions and assessment information on three comparable properties consisting of two-story, masonry, single-family dwellings located within the subject property's neighborhood code. The suggested comparables range in age from one to four years old and range in size from 2,226 to 2,390 square feet of building area. Features include: a full finished basements, central air conditioning, a fireplace, and a two-car garage. These properties have improvement assessments that range from \$19.62 to \$24.06 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record does not support a reduction in the subject's assessment.

The appellant argued assessment inequity 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 assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data the Board finds the appellant did not demonstrate unequal treatment by clear and convincing evidence.

The record contains descriptions and assessment information on six comparables submitted by the parties. The Board finds the board of review comparables were the most similar to the subject property in age, size, and amenities. These comparables had improvement assessments of \$19.62 to \$24.06 per square foot of building area. The subject has an improvement assessment of \$19.41 per square foot of building area, which falls within the range established by the most similar comparables. Based on this record the Board finds a reduction in the subject's assessment based on assessment inequity is not justified.

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.



Chairman



Member



Member



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: May 18, 2012



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.