



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

APPELLANT: Leonard Sciarra  
DOCKET NO.: 07-25865.001-R-1  
PARCEL NO.: 05-33-418-039-0000

The parties of record before the Property Tax Appeal Board are Leonard Sciarra, the appellant(s), by attorney Edward Larkin, of Larkin & Larkin in Park Ridge; 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:** \$ 7,200  
**IMPR.:** \$ 43,535  
**TOTAL:** \$ 50,735

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of 3,750 square feet of land improved with a 57-year old, one and one-half story, single-family dwelling of frame construction. The property contains 1,799 square feet of living area. Features of the home include two baths, a full unfinished basement, air conditioning, and a one-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as one and one-half story, frame or frame and masonry single-family dwellings that range: in age from 73 to 96 years; in size from 1,642 to 3,008 square feet of living area; and in improvement assessments from \$11.17 to \$22.95 square feet of living area. Features include one full to two and one half-baths, a full unfinished or partial unfinished basement, a one to two and one-half car garage, and two properties have a fireplace, and air conditioning. The subject's improvement assessment is \$24.20 per square feet 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 of \$50,735 was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of one and one-half story, frame dwellings that are between 68 and 142 years old. The dwellings range in size from 1,383 to 1,627 square feet of living area. Features include one full bath to two and one half-baths, a partial or full unfinished basement, two properties have a fireplace, and three properties have either one-car, one and one-half car or two-car garage. These properties have improvement assessments ranging from \$23.21 to \$26.86 per square foot of living area.

In addition, the board of review submitted sales data for comparables #1 and #3. They sold from November 1, 2004 to May 1, 2006 for prices ranging \$385,000 to \$530,000.

In rebuttal, the appellant's attorney raised two arguments: that three of the board of review's comparables are located at a minimum of one-quarter mile from the subject and all of the board of review's comparables have more and superior amenities than the subject property.

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 comparable #2 submitted by the appellant, and the comparables #2 and #3 submitted by the board of review were most similar to the subject in size, exterior construction and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$22.95 to \$24.20 per square foot of living area. The subject's improvement assessment of \$24.20 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.



\_\_\_\_\_  
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: August 28, 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.