



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

APPELLANT: Kevin Beatovic
DOCKET NO.: 07-26810.001-R-1
PARCEL NO.: 13-17-310-015-0000

The parties of record before the Property Tax Appeal Board are Kevin Beatovic, the appellant, by attorney Brian P. Liston, of Law Offices of Liston & Tsantilis, 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: \$12,096
IMPR.: \$18,938
TOTAL: \$31,034

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with two dwellings on the same parcel. Building #1 is a 1-story frame dwelling containing 1,728 square feet of living area. The home is 99 years old and on a crawl-space foundation. Building #2 is a 99 year old 1½-story frame and masonry structure containing 1,849 square feet of living area. Features of this home include a full, unfinished basement and central air conditioning.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as 1½-story masonry or frame and masonry dwellings ranging in age from 56 to 82 years old. The comparable dwellings range in size from 1,813 to 2,390 square feet of living area. All comparables feature full basements, two of which are finished. One has central air conditioning. All three comparables feature 1½ or 2-car garages. The comparables have improvement assessments ranging from \$4.71 to \$8.93 per square foot of living area. The subject's improvement assessment for building #1 is \$5.48 per square foot of living area and \$5.12 per square foot of living area for building #2¹. Based on this

¹ Both the appellant and the board of review incorrectly used the combined improvement assessments for both buildings but only the square footage of one

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 five comparable properties for the subject. Although they were submitted on two different analysis grids, three of the comparables appear on both grids. These five comparables consist of 1 or 1½-story frame or masonry dwellings that range in age from 42 to 86 years old. The dwellings range in size from 1,643 to 1,800 square feet of living area. All five comparables feature full basements, two of which are finished. Four have 1, 1½ or 2-car garages. These properties have improvement assessments ranging from \$16.65 to \$17.59 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 appellant's comparables #1 and #2 were much newer than the subject, as were the board of review's comparable #1 on building #1's grid and comparable #4 on building #2's grid. Therefore, these four comparables received less weight in the Board's analysis. The Board finds the remaining four comparables (the appellant's comparable #3 and the board of review's comparables #2, #3 and #4 on building #1's grid) were very similar to both buildings on the subject parcel in location, size, style 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 ranging from \$8.62 to \$17.59 per square foot of living area. Both of the subject's improvement assessments of \$5.12 and \$5.48 per square foot of living area are below these four 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.

building. The individual building assessments used in this appeal were taken from the 2006 appeal #06-25946.001-R-1.

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: April 22, 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.