



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

APPELLANT: Elias Gorguis
DOCKET NO.: 07-27364.001-R-1
PARCEL NO.: 10-35-317-014-0000

The parties of record before the Property Tax Appeal Board are Elias Gorguis, the appellant, by attorney Joel R. Monarch 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: \$5,940
IMPR.: \$38,188
TOTAL: \$44,128**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a multi-story or split-level dwelling of masonry construction containing 1,279 square feet of living area. The dwelling is 46 years old. Features of the home include a partial, finished basement, 1.5 baths, 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 split-level masonry dwellings that range in age from 49 to 52 years old. The comparable dwellings range in size from 1,325 to 1,428 square feet of living area. Features include 1.5 to 2 baths, and partial, finished basements. Two of the comparables have air conditioning and one has a fireplace. Two of the comparables also have 2 car detached garages. The comparables have improvement assessments ranging from \$35,364 to \$36,156 or from \$25.32 to \$26.69 per square foot of living area. The subject's improvement assessment is \$38,188 or \$29.86 per square foot 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 was disclosed. The board of review presented descriptions and assessment

information on four comparable properties consisting of multi-story masonry dwellings that range in age from 45 to 52 years old. The dwellings range in size from 1,174 to 1,260 square feet of living area. Features include partial, finished basements, 1 or 1.5 baths, and central air conditioning. None of the comparables have garages; but two have fireplaces. The properties have improvement assessments ranging from \$29,804 to \$37,957 or from \$25.39 to \$30.81 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 #1, #2, and #3 submitted by the board of review and comparable #1 submitted by the appellant were most similar to the subject in size, style, exterior construction features and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. Board of review comparable #2 is the most similar and had an improvement assessment of \$37,957 or \$30.12 per square foot of living area. The other three comparables had improvement assessments that ranged from \$29,804 to \$37,954. The subject's improvement assessment of \$38,188 is slightly higher than the range established by these comparables. However, when improvement size is taken into consideration, these four most similar comparables had assessments of \$25.39, \$26.20, \$30.12 and \$30.81 per square foot of living area. The subject's improvement assessment of \$29.86 per square foot of living area is within the range established by the comparables.

As to the improvement assessment, both the board of review's and the appellant's own evidence shows that the subject is assessed within the range established by the seven comparables.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the appellant

disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. Therefore, the Property Tax Appeal Board finds that the subject's assessment as established by the board of review is correct and no reduction is 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 Morris

Member

J. R.

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: November 30, 2012

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.