



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

APPELLANT: Ronald Serpe  
DOCKET NO.: 07-29795.001-R-1 through 07-29795.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ronald Serpe, the appellant(s), 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 a reduction 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-29795.001-R-1	26-08-321-044-0000	2,039	893	\$2,932
07-29795.002-R-1	26-08-321-045-0000	5,489	27,512	\$33,001

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 9,150 square foot parcel of land improved with a 93-year old, two-story, masonry, mixed-use dwelling containing 8,262 square feet of living area with three baths, a partial unfinished basement, and four units. The appellant argued unequal treatment in the assessment process as the basis of this appeal.

In support of the equity argument, the appellant submitted descriptions and assessment information on a total of five properties suggested as comparable and located within two blocks of the subject. The properties are described as two or three-story, masonry or frame and masonry, mixed-use dwellings with between two and one-half and four and one-half baths, a full and unfinished basement for four of the properties, and two to five units. The properties range: in age from 84 to 119 years old; in size from 4,998 to 7,076 square feet of living area; and in improvement assessments from \$2.32 to \$3.33 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 improvement assessment of \$31,758 or \$3.44 per square foot of living area was disclosed. In support of the subject's assessment, the board of review presented

descriptions and assessment information on three properties suggested as comparable and located within one-fourth mile of the subject. The properties are described as two-story, masonry, mixed-use dwellings with between two and one-half and three and one-half baths, a full unfinished basement, and one and one-half garage. The properties range: in age from 81 to 86 years; in size from 4,950 to 5,775 square feet of living area; and in improvement assessments from \$3.25 to \$5.59 per square foot of living area. In addition, the board of review submitted sales data for comparable #1 and #2 which sold in May 2005 and August 2006 for \$435,000 and \$350,000 or \$75.32 and \$70.71 per square foot, respectively. 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 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 PTAB finds the appellant has met this burden.

The parties presented a total of seven properties suggested as comparable to the subject. The PTAB finds the appellant's comparables #2, #3, #5 and the board of review's comparable #1 most similar to the subject in construction, age, style, and design. The properties are described as two-story, frame and masonry or masonry, mixed-use dwellings with between two and one-half and four and one-half baths, and full and unfinished basements. The properties range: in age from 81 to 118 years; in size from 5,775 to 7,076 square feet of living area; and in improvement assessments from \$2.32 to \$3.33 per square foot of living area. In comparison, the subject's improvement assessment of \$3.84 per square foot of living area is above the range of these comparables. Therefore, after considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is not supported and a reduction in the improvement assessment 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.



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Chairman



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Member



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Member



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Member



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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: June 22, 2012



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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.