FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Gregory Sztejkowski
DOCKET NO.: 07-30217.001-R-1 through 07-30217.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Gregory Sztejkowski, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-30217.001-R-1	17-06-204-004-0000	13,248	56,220	$69,468
07-30217.002-R-1	17-06-204-003-0000	6,858	144	$7,002

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 113 year old, three-story, multifamily dwelling of masonry construction. It contains 3,147 square feet of living area and is situated on a 2,400 square foot lot. Features of the dwelling include three fireplaces, a full basement and air conditioning.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of this claim, the appellant, via counsel, submitted information regarding four suggested comparable properties located within 1.6 miles of the subject property. The suggested comparables are described as two or three story masonry, multifamily dwellings that range in age from 98 to 118 years old and range in size from 2,752 to 5,400 square feet of living area. Features include a two-car detached garage, air conditioning, and a full finished basement. These comparables have improvement assessments that range from $12.35 to $13.53 per square foot of living area. The subject's improvement assessment is $17.86 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 assessment of $69,468 was disclosed. In support of the subject's assessment, the board of review presented a copy of the subject's property record card which indicates that the subject has a one-year old home improvement permit in the amount of $38,347. The board of review also submitted descriptions and assessment information regarding four suggested comparable properties located within the subject's neighborhood code with three located within one-quarter mile of the subject property. The suggested comparables consist of two or three-story, masonry, multifamily dwellings that range in age from seven to 109 years old and range in size from 2,905 to 3,816 square feet of living area. Features include a full basement, a two-car garage, and air conditioning. These properties have improvement assessments that range from $17.90 to $19.46 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 parties submitted a total of eight comparable properties for the Board's consideration. The Board finds comparables #2, #3, and #4 submitted by the board of review were the most similar to the subject in size, location and style. 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 $18.34 to $19.46 per square foot of living area. The subject's improvement assessment of $17.86 per square foot of living area is below 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 no reduction in the subject's assessment is warranted.

The constitutional provision for uniformity of taxation and valuation does not require a mathematical equality. A practical, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill2d. 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area

are not assessed at identical levels, all the constitution requires is a practical uniformity which appears to exist on the basis if the evidence. For the foregoing reasons, the Board finds that the appellant has not proven by clear and convincing evidence that the subject property is inequitably assessed. 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.

Chairman

Member

Member

Member

Acting 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: December 23, 2011

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.