



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

APPELLANT: Steve Misiti
DOCKET NO.: 07-30467.001-C-1
PARCEL NO.: 12-11-326-004-0000

The parties of record before the Property Tax Appeal Board are Steve Misiti, 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:

LAND: \$ 50,277
IMPR.: \$ 134,606
TOTAL: \$ 184,883

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of an 18,606 square foot, 38 year old, low rise apartment building that was built in 1969 and is situated on a 24,056 square foot site. The appellant, via counsel, contends there was unequal treatment in the assessment process as the basis of this appeal.

In support of this argument, the appellant submitted assessment data and descriptions on a total of three properties suggested as comparable to the subject. One of the comparables is located 1.61 miles from the subject property while two comparables are located 5.24 and 5.46 miles from the subject property. These comparables are improved with masonry, apartment buildings that range: in age from 34 to 52 years; in size from 7,378 to 28,560 square feet of building area; and in improvement assessment from \$2.51 to \$5.11 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's improvement assessment was \$134,606, or \$7.23 per square feet of building area. The board of review's evidence lists the subject's total assessment of \$184,833. This

assessment reflects a fair market value of \$840,377 when the Cook County Real Property Assessment Classification Ordinance level for class 3 properties of 22% is applied. The board of review submitted raw sales data on seven properties. The comparable buildings range in size from 15,432 to 19,500 square feet. The sales occurred between April 2005 and November 2007 for prices that ranged from \$1,280,000 to \$2,175,000 or from \$64.80 to \$122.88 per square foot of building area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After considering the testimony and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

Appellants 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, 544 N.E.2d 762 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. Proof of assessment inequity should include assessment data and documentation establishing the physical, locational, and jurisdictional similarities of the suggested comparables to the subject property. *Property Tax Appeal Board Rule* 1910.65(b). Mathematical equality in the assessment process is not required. A practical uniformity, rather than an absolute one is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395, 169 N.E.2d 769 (1960). Having considered the evidence presented, the PTAB concludes that the appellant has not met this burden and that a reduction is not warranted.

The appellant presented assessment data on a total of three equity comparables. The PTAB finds the appellant has not met the burden of proving the disparity of assessment valuations by clear and convincing evidence. The appellant's suggested comparable #1 contains 7,378 square feet of building area while the subject contains 18,606 square feet of building area. Appellant's comparables #2 and #3 are located over five miles from the subject property. As such, the PTAB finds these comparables do not demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. In addition, the PTAB gives little weight to the board of review's evidence as the data is merely raw sales data and does not address the appellant's equity argument.

After considering adjustments and the differences in the comparables when compared to the subject, the PTAB finds the subject's per square foot improvement assessment is supported 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: January 31, 2013



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.