



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

APPELLANT: John Bubala
DOCKET NO.: 07-30504.001-R-1 through 07-30504.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are John Bubala, 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
07-30504.001-R-1	17-05-314-017-0000	6,753	499	\$7,252
07-30504.002-R-1	17-05-314-018-0000	9,472	63,332	\$72,804

Subject only to the State multiplier as applicable.

ANALYSIS

The subject properties consist of two parcels of land totaling 3,200 square feet. Improvement #1, parcel number 17-05-314-017-000, is a, 2-01 code classification, residential garage. Improvement #2, parcel number 17-05-314-018-0000, is a three-story, multi-family dwelling of masonry construction containing 7,206 feet of living area. The dwelling is 118 years old. Features of the dwelling include six apartments and a full unfinished basement.

The appellant's appeal is based on unequal treatment in the assessment process for Improvement #1 and Improvement #2. For Improvement #1, the appellant do not submitted information on comparable properties. For Improvement #2, the appellant submitted information on three comparable properties described multi-family masonry or frame and masonry dwellings that ranges in age from 113 to 128 years old. The comparable dwellings range in size from 2,588 to 7,038 square feet of living area. Features include a full unfinished basement for two properties. The comparables have improvement assessments ranging from \$.46 to \$7.56 per square foot of living area. The subject's improvement assessment is \$8.65 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 #1 and #2 total assessment of \$79,056 was disclosed. Improvement #2's improvement assessment is \$62,332 or \$8.65 per square foot of living area. The board of review presented descriptions and assessment information on four comparable properties consisting of three-story, masonry multi-family dwellings that range in age from 98 to 121 years old. The dwellings range in size from 6,195 to 6,777 square feet of living area. Features include a full unfinished basement and a three-car garage for one property. These properties have improvement assessments that range from \$9.52 to \$10.24 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.

As to Improvement #1, the Boards find the appellant and the board of review did not submitted descriptive evidence on suggested comparables. Without the suggested comparables, the Board finds it is not possible to evaluate the uniformity of the subject assessment. After considering both parties' evidence, the Board finds the subject's assessment is equitable and a reduction in Improvement #1's assessment is not warranted.

As to Improvement #2, the Board find the comparables #1 and #2 submitted by the appellant and comparable #1 submitted by the board of review are most similar to the subject in location, 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. These comparables had improvement assessments that ranged from \$0.46 to \$10.11 per square foot of living area. The subject's improvement assessment of \$8.65 per square foot of living area is within 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 a reduction in Improvement #2's improvement assessment is not warranted.

Docket No: 07-30504.001-R-1 through 07-30504.002-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

Frank J. Huff

Member

Member

Shawn R. Lerbis

Member

Member

Mario M. Louie

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: September 23, 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.