FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Theo Rigopoulos
DOCKET NO.: 08-20140.001-R-1
PARCEL NO.: 08-11-218-004-0000

The parties of record before the Property Tax Appeal Board are Theo Rigopoulos, the appellant, 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:	$6,864
IMPR.:	$45,960
TOTAL:	$52,824

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 2-story dwelling of brick construction containing 3,116 square feet of living area. The dwelling is 79 years old. Features of the home include a full finished basement, central air conditioning, a fireplace and a 2-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as 2-story brick or frame dwellings that range in age from 77 to 110 years old. The comparable dwellings range in size from 2,300 to 2,416 square feet of living area. Two comparables feature central air conditioning and one has a fireplace. All three have 1 or 2½-car garages. The appellant did not include any data concerning basements for the comparables. The comparables have improvement assessments ranging from $37,275 to $39,797 or from $15.43 to $17.30 per square foot of living area. The subject's improvement assessment is $14.75 per square foot of living area after the board of review reduced the assessor's improvement assessment from $48,806 to $45,960. 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 2-story frame and masonry dwellings that range in age from 67 to 82 years old. The dwellings range in size from 2,224 to 2,762 square feet of living area. All comparables feature full or partial unfinished basements. All have 1½, 2 or 2½-car garages. Three have central air conditioning and three have fireplaces. These properties have improvement assessments ranging from $40,828 to $56,443 or from $16.17 to $20.44 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 submitted by both parties were similar to the subject in location, style, exterior construction, features and age. Although the improvement assessments of the comparables submitted by the appellant were less than the subject's improvement assessment, the improvement assessments must be divided by the square footage of the dwelling to obtain the improvement assessment per square foot of living area. Doing this, comparisons can be made across dwellings of different sizes. These seven comparables had improvement assessments that ranged from $15.43 to $20.44 per square foot of living area. The subject's improvement assessment of $14.75 per square foot of living area is less than all of these comparables. Therefore, the Board finds the subject's improvement assessment is equitable 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: May 20, 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.