



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

APPELLANT: Joe Torres
DOCKET NO.: 08-20921.001-R-1
PARCEL NO.: 19-02-414-011-0000

The parties of record before the Property Tax Appeal Board are Joe Torres, the appellant, by attorney Brian P. Liston, of the 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 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: \$ 9,009
IMPR.: \$ 18,492
TOTAL: \$ 27,501

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story, multi-family building of frame construction containing 2,010 square feet of living area. The building is 88 years old. Features of the building include two apartment units, a slab foundation, and a one-car garage. The subject is classified as a class 2-11 residential property under the Cook County Real Property Assessment Classification Ordinance and is located in Chicago, Lake Township, Cook County.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as one or two-story, multi-family buildings of frame or frame and masonry construction. The comparable properties all have the same neighborhood and classification codes as the subject. The comparable buildings range in age from 79 to 103 years and contain from 1,879 to 3,072 square feet of living area. Comparable #1 has three apartment units, and comparable #3 has two units. The number of apartment units in comparable #2 was not disclosed. One of the buildings has a slab foundation, and the other two have full finished basements, one of which has an apartment. Two comparables have garages. The comparables have improvement assessments ranging from \$16,613 to \$26,868 or from \$8.61 to \$8.84 per square foot of

living area. The subject's improvement assessment is \$18,492 or \$9.20 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$17,547 or \$8.73 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$27,501 was disclosed. The board of review presented descriptions and assessment information on four comparable properties described as two-story, multi-family buildings of frame construction. The comparable properties all have the same neighborhood and classification codes as the subject. The comparable buildings range in age from 80 to 96 years and contain from 2,068 to 2,296 square feet of living area. Comparable #1 has two apartment units, but the number of apartment units in the other three buildings was not disclosed. Each comparable has a slab foundation, and three comparables have garages. These properties have improvement assessments ranging from \$22,113 to \$23,142 or from \$10.05 to \$10.87 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.

Both parties presented assessment data on a total of seven equity comparables. The appellant's comparables #1 and #2 were significantly larger than the subject, and comparable #3 was one-story in design, not two-story like the subject. As a result, the appellant's comparables received reduced weight in the Board's analysis. The Board finds the board of review's comparables were very similar to the subject in size and design. 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 \$22,113 to \$23,142 or from \$10.05 to \$10.87 per square foot of living area. The subject's improvement assessment of \$18,492 or \$9.20 per square foot of living area falls 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 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: July 19, 2013

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.