



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

APPELLANT: Michael Sirvinskas
DOCKET NO.: 08-23746.001-R-1
PARCEL NO.: 09-26-405-031-0000

The parties of record before the Property Tax Appeal Board are Michael Sirvinskas, the appellant, by attorney James E. Doherty of Thomas M. Tully & Associates 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: \$9,600
IMPR: \$97,748
TOTAL: \$107,348

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of masonry construction containing 3,113 square feet of living area. The dwelling is 3 years old. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and a three-car detached garage. The property has a 7,500 square foot site and is located in Park Ridge, Maine Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on six comparable properties described as two-story dwellings of masonry or frame and masonry construction that ranged in size from 3,062 to 3,709 square feet of living area. The dwellings ranged in age from 4 to 17 years old. Each comparable has the same neighborhood code as the subject property. Features of the comparables include a full or partial basement, central air conditioning and one or two fireplaces. Four of the comparables had two-car garages and one comparable had a three-car garage. One comparable had a finished recreation room in the basement. The comparables have improvement assessments ranging from \$63,650 to \$96,433 or from \$20.65 to \$26.00 per square foot of living area. The subject's improvement assessment is \$97,748 or \$31.40 per square foot of living area. Based on this evidence, the appellant requested a

reduction in the subject's improvement assessment to \$69,731 or \$22.40 per square foot of living area.

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 improved with two-story dwellings of masonry or frame and masonry construction that range in size from 1,946 to 3,742 square feet of living area. The dwellings range in age from 1 to 83 years old. Each has the same neighborhood code as the subject property. Features of the comparables include a full or partial basement. One comparable has a finished recreation room in the basement. Three comparables have central air conditioning. Two comparables have a single fireplace and one comparable has two fireplaces. Garage stalls are either 2 or 2.5-cars. These properties have improvement assessments ranging from \$49,081 to \$129,139 or from \$15.99 to \$36.00 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 assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989); 86 Ill.Admin.Code 1910.63(e). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has not met this burden.

The parties to the appeal submitted a total of ten comparable properties for the Board's consideration. The Board gave little to no weight to board of review comparables numbers 1 and 2. Comparable number 1 is 83 years old and has only 1,946 square feet of living area. Comparable number 2 is listed as 1 year old with a building permit issued in late 2007. The 2008 assessment appears to be either a partial assessment or a hold-over from the previous improvements which were demolished prior to the new construction. The record is unclear. As for the remaining eight comparables, improvement assessments ranged from \$20.65 to \$36.00 per square foot of living area. The Board finds that the subject property is superior to all the comparables submitted by the appellant and should have an improvement assessment greater than those properties. The Board finds that the subject's improvement assessment of \$31.40 per square foot of living area falls within the range established by the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's

improvement assessment was inequitable. Thus, the property tax Appeal Board finds that a reduction in the subject's assessment is not justified.

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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

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: June 21, 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.