



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

APPELLANT: Ewa Lis  
DOCKET NO.: 08-24051.001-R-1  
PARCEL NO.: 13-08-326-016-0000

The parties of record before the Property Tax Appeal Board are Ewa Lis, 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:** \$6,993  
**IMPR.:** \$23,583  
**TOTAL:** \$30,576

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a one-story dwelling of masonry construction containing 1,130 square feet of living area. The dwelling is 52 years old. Features of the home include a full unfinished basement, central air conditioning and a two-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 one-story frame or masonry dwellings that range in age from 48 to 81 years old. The comparable dwellings range in size from 1,068 to 1,265 square feet of living area. Two of the comparables have full basements; one with recreation room finish. One comparable has a two-car garage and one has a one-car garage. Two of the comparables have central air conditioning. The comparables have improvement assessments ranging from \$14,961 to \$21,305 or from \$14.01 to \$17.39 per square foot of living area. The subject's improvement assessment is \$23,583 or \$20.87 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 final assessment was disclosed. The board of review presented descriptions and assessment

information on four comparable properties consisting of one-story masonry dwellings that range in size from 1,070 to 1,152 square feet of living area. Three of the comparables are 48 years old and the fourth is 44 years old. Features include full basements with one having a finished recreation room. Three of the comparables have central air conditioning and three have garages. These properties have improvement assessments ranging from \$26,192 to \$27,445 or from \$23.46 to \$24.48 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 best comparables submitted into the record are appellant's comparable number 3 and board of review comparables numbers 2 and 4. These three comparables require little to no adjustments for differences between them and the subject property. The properties are masonry constructed dwelling ranging in size from 1,088 to 1,225 square feet of living area. All three comparables have full unfinished basements, central air conditioning and either 1.5 or 2-car garages. 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 \$21,305 to \$27,445 or from \$17.39 to \$24.43 per square foot of living area. The subject's improvement assessment of \$23,583 or \$20.87 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 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.



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Chairman



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Member

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Member



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Member



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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 24, 2013



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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.