



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

APPELLANT: George Tripa
DOCKET NO.: 08-25112.001-R-1
PARCEL NO.: 13-11-203-014-0000

The parties of record before the Property Tax Appeal Board are George Tripa, 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: \$8,332
IMPR.: \$28,916
TOTAL: \$37,248

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 2-story dwelling of masonry construction containing 1,890 square feet of living area. The dwelling is 91 years old. Features of the home include a full unfinished basement and a 1½-car garage.

The appellant's appeal is based on overvaluation. The appellant submitted information on three comparable properties that sold from March 2008 to February 2009 for prices ranging from \$240,000 to \$318,000 or from \$206.19 to \$292.82 per square foot of living area including land. The comparables are described as 1 or 2-story masonry dwellings that range in age from 58 to 83 years old. The comparable dwellings range in size from 1,086 to 1,350 square feet of living area. One comparable has a full unfinished basement and one has a partial finished basement. One comparable has central air conditioning and one has a 2-car garage. The appellant did not include any data concerning features for comparable #2. The appellant also disclosed the comparables have improvement assessments ranging from \$20.95 to \$24.37 per square foot of living area. The subject's improvement assessment is \$15.30 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 of \$37,248 was

disclosed. The subject's assessment reflects an estimated market value of \$388,000 or \$205.29 per square foot of living area including land when applying the 2008 three-year median level of assessments for Cook County class 2 property of 9.60% as determined by the Illinois Department of Revenue. The board of review presented descriptions and assessment information on four equity comparable properties having improvement assessments ranging from \$16.10 to \$19.34 per square foot of living area. None of the comparables had recently sold. 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 the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal, the value must be proven by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). Proof of market value may consist of an appraisal of the subject property, a recent sale of the subject property or comparable sales. (86 Ill.Admin.Code 1910.65(c)). After an analysis of the evidence in the record, the Board finds a reduction in the subject's assessment is not warranted.

The appellant submitted three comparable properties that sold in 2008 and 2009 for prices ranging from \$240,000 to \$318,000. The comparables sale prices per square foot of living area including land ranged from \$206.19 to \$292.82. The subject's assessment reflects an estimated market value of \$388,000, which is higher than the three comparables. However, since the subject dwelling was larger, the market value per square foot of living area including land for the subject is \$205.29, which is less than all three of the comparables. Even though the board of review did not submit any sales comparables, the Board finds the subject's estimated value per square foot based on the assessment is less than the comparables, and therefore no reduction is warranted based on overvaluation.

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

Shawn R. Lerbis

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 24, 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.