



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

APPELLANT: Hector Torres  
DOCKET NO.: 08-25170.001-R-1  
PARCEL NO.: 13-01-304-012-0000

The parties of record before the Property Tax Appeal Board are Hector Torres, 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:** \$8,928  
**IMPR.:** \$26,904  
**TOTAL:** \$35,832

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of masonry construction containing 1,566 square feet of living area. The dwelling is 55 years old. Features of the home include a full finished basement, central air conditioning, two fireplaces and a two-car detached garage. The property has a 3,720 square foot site and is located in Jefferson Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on three comparable properties described as two-story dwellings of masonry construction that ranged in size from 1,751 to 2,000 square feet of living area. The dwellings were either 55 or 58 years old. Each comparable has the same neighborhood code as the subject property. Features of the comparables include a full basement and central air conditioning. One of the comparables has finished recreation room space. One comparable has a one-car detached garage and another comparable has a two-car detached garage. The comparables have improvement assessments ranging from \$17,998 to \$25,452 or from \$9.91 to \$12.73 per square foot of living area. The subject's improvement assessment is \$26,904 or \$17.18 per square foot of living area. Based on this evidence, the

appellant requested a reduction in the subject's improvement assessment to \$18,072 or \$11.54 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 construction that range in size from 1,512 to 1,716 square feet of living area. The dwellings ranged in age from 50 to 58 years old and had the same neighborhood code as the subject property. Features of the comparables include a full basement and two-car garages. Two of the comparables had finished recreation rooms in the basement and three of the comparables had central air conditioning. Three comparables had two fireplaces. These properties have improvement assessments ranging from \$30,188 to \$33,663 or from \$19.62 to \$20.87 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 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 seven comparable properties for the Board's consideration. The Board gave reduced weight to the appellant's comparables and board of review comparable number 1 due to differences in size, and/or features from the subject dwelling. The Board finds board of review comparables numbers 2, 3 and 4 are the most similar to the subject in size and features. 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 \$19.97 to \$20.87 per square foot of living area. The subject's improvement assessment of \$17.18 per square foot of living area falls below the range established by the best comparables in this record. Based on the evidence in the record, the Property Tax Appeal Board finds the appellant has failed to establish by clear and convincing evidence the subject property was inequitably assessed. The Board further finds the subject's improvement assessment as established by the board of review is supported by the evidence in the record and 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.

*Ronald R. Cuit*

Chairman

*Frank J. Huff*

Member

*Mark Morris*

Member

*JR*

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 24, 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.