



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

APPELLANT: Baxtie Ramos
DOCKET NO.: 08-25400.001-R-1
PARCEL NO.: 13-19-416-012-0000

The parties of record before the Property Tax Appeal Board are Baxtie Ramos, 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: \$7,174
IMPR.: \$25,225
TOTAL: \$32,399

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 1.5-story dwelling of masonry construction containing 2,073 square feet of living area. The dwelling was constructed in approximately 1932. Features of the home include a full basement, central air conditioning, a finished basement recreation room and a two-car detached garage. The property has a 4,375 square foot site and is located in Chicago, Jefferson Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on three comparable properties described as 1.5-story dwellings of masonry or frame and masonry construction that ranged in size from 2,220 to 3,122 square feet of living area. The dwellings were constructed from 1928 to 1938. Each comparable has the same neighborhood code as the subject property. Features of the comparables include full basements and either one to two-car detached garages. One of the comparables has a finished recreation room in the basement. The comparables have improvement assessments ranging from \$25,025 to \$28,224 or from \$8.59 to \$11.27 per square foot of living area. The subject's improvement assessment is \$25,225 or \$12.17 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$20,979 or \$10.12 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 1.5-story dwellings of masonry construction that range in size from 1,810 to 1,858 square feet of living area. The dwellings were constructed from 1940 to 1943. Each has the same neighborhood code as the subject property. Features of the comparables include full basements and two-car garages. Three of the comparables have finished recreation rooms in the basement. These properties have improvement assessments ranging from \$30,349 to \$31,001 or from \$16.45 to \$16.98 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 Board finds the board of review comparables are the most similar to the subject in size, exterior construction 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 \$16.45 to \$16.98 per square foot of living area. The subject's improvement assessment of \$12.17 per square foot of living area is below the range established by the best comparables in this record. The Board gave less weight to the appellant's suggested comparables. Comparable number one is over 1,000 square feet larger than the subject and has a one-car garage. Comparable number two is over 600 square feet larger than the subject and does not have a finished basement. Comparable number three is slightly larger than the subject and does not have a finished basement. The Board finds that these comparables with assessments ranging from \$8.59 to \$11.27 per square foot of living area would all require upward adjustments to their per square foot assessments. 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 and 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

[Signature]

Member

[Signature]

Member

[Signature]

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.