



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

APPELLANT: Jose Gonzalez
DOCKET NO.: 08-25851.001-R-1
PARCEL NO.: 25-31-347-012-0000

The parties of record before the Property Tax Appeal Board are Jose Gonzalez, 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: \$5,385
IMPR.: \$10,323
TOTAL: \$15,708

Subject only to the State multiplier as applicable.

ANALYSIS

The subject parcel is improved with a 1½-story dwelling of masonry construction. The dwelling contains approximately 1,305 square feet of living area and is 59 years old. It features a full unfinished basement and a 2-car garage. The dwelling is located in Blue Island, Calumet Township, Cook County.

The appellant's appeal is based on unequal treatment in the assessment process and contention of law.¹ In support of the inequity argument, the appellant submitted information on three comparable properties described as 1½-story² frame or frame and masonry dwellings. The dwellings range in age from 82 to 115 years and contain either 1,448 or 1,537 square feet of living area. The comparables feature full basements, one with finished area. One has central air conditioning and two have 2-car garages. The comparables have improvement assessments ranging from \$6,894 to \$9,909 or from \$4.76 to \$6.84 per square foot of living area. The subject has an improvement assessment of \$10,323

¹ The appellant did not submit any argument or evidence regarding the contention of law issue. Therefore, it will not be considered in this decision.

² The appellant described the comparables as class 2-03 (one-story residence, any age, 1,000 to 1,800 square feet). The photographic evidence confirms the dwellings are 1½ story.

or \$7.91 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. In support of the subject's assessment, the board of review presented descriptions and information on four comparable properties improved with 1 or 1½-story masonry dwellings. These dwellings are 53 or 61 years old and range in size from 864 to 1,416 square feet of living area. All comparables feature full unfinished basements and 1½, 2 or 2½-car garages. They have improvement assessments ranging from \$11,227 to \$14,679 or from \$10.00 to \$12.99 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 Property Tax Appeal Board further finds the evidence in the record does not support a reduction in the subject's assessment.

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 appellant's comparables #2 and #3 were substantially older than the subject and were frame construction. The board of review comparable #2 was 1-story and smaller than the subject. Therefore these comparables received less weight in the Board's analysis. The Board finds comparable #1 submitted by the appellant and comparables #1, #3 and #4 submitted by the board of review were most similar to the subject in age, size, style, features and exterior construction. These comparables have improvement assessments ranging from \$9,313 to \$14,679 or from \$6.06 to \$10.37 per square foot of living area. The subject's improvement assessment of \$10,323 or \$7.91 per square foot of living area is within the range established by these comparables. After considering adjustments and differences in both parties' comparables, the Board finds the subject's assessment is equitable and no reduction is warranted.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor

Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the appellant disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. For the foregoing reasons, the Board finds that the appellant has not proven by clear and convincing evidence that the subject property is inequitably assessed. Therefore, the Property Tax Appeal Board finds that the subject's assessment as established by the board of review is correct and no reduction is 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.

Ronald R. Cuit

Chairman

Frank J. Huff

Member

Mario M. Louie

Member

J.R.

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.