



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

APPELLANT: Peter Stellas  
DOCKET NO.: 09-30614.001-R-1  
PARCEL NO.: 04-26-309-005-0000

The parties of record before the Property Tax Appeal Board are Peter Stellas, the appellant, by attorney Julie Realmuto of McCarthy Duffy 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: \$9,496  
IMPR.: \$63,848  
TOTAL: \$73,344**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame construction containing 3,818 square feet of living area<sup>1</sup>. The dwelling is 43 years old. Features of the home include a partial finished basement, central air conditioning, a fireplace and a 2-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on seven comparable properties, however, the appellant provided detailed descriptive information on only four of these comparable properties. The Board will give less weight to the comparables that do not have descriptive information. The four remaining comparables are described as two-story frame and masonry dwellings that range in age from 41 to 44 years old. The comparable dwellings range in size from 2,622 to 2,884 square feet of living area. Each comparable has a fireplace. Three comparables have central air conditioning. Two comparables have partial finished basements and two comparables have unfinished basements. The appellant did not include any data concerning garages for the comparables, however, photographs depict a garage for each comparable. The comparables have improvement

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<sup>1</sup> The appellant indicated the living area as 2,516 square feet, however, the property characteristic sheet describes the living area as 3,818 square feet with central air conditioning.

assessments ranging from \$16.12 to \$19.15 per square foot of living area. The subject's improvement assessment is \$25.38 per square foot of living area when using 2,516 square feet 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 \$73,344 was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of two-story frame, masonry or frame and masonry dwellings that range in age from 39 to 50 years old. The dwellings range in size from 3,831 to 4,267 square feet of living area. Each comparable has a 2-car garage and central air conditioning. Three comparables have a partial basement of which two are finished with a recreation room and one comparable has a full unfinished basement. Three comparables have a fireplace and one comparable has two fireplaces. These properties have improvement assessments ranging from \$17.69 to \$21.64 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 appellant's comparables are substantially smaller in size than the subject. The Board also finds comparables #1, #3 and #4 submitted by the board of review were most similar to the subject in size, exterior construction and features. These comparables had improvement assessments that ranged from \$17.69 to \$19.79 per square foot of living area. The subject's improvement assessment of \$16.72 per square foot of living area is below the range established by the most similar comparables. After considering adjustments to the comparables for differences 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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*J. R.*

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: April 20, 2012

*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.