



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

APPELLANT: Joseph Cien & Richard Gebala
DOCKET NO.: 07-24519.001-R-1
PARCEL NO.: 09-24-107-055-0000

The parties of record before the Property Tax Appeal Board are Joseph Cien & Richard Gebala, the appellants, by attorney Michael Griffin 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: \$ 6,344
IMPR.: \$ 75,440
TOTAL: \$ 81,784

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story multi-family building of masonry construction containing 5,596 square feet of building area. The building is 48 years old. Features of the building include six apartment units and a full basement finished with an apartment.

The appellants' appeal is based on unequal treatment in the assessment process. The appellants submitted information on four comparable properties located in the same block as the subject property. Each comparable is a two-story masonry multi-family dwelling with six apartment units. Each building is 48 years old, and each contains 5,596 square feet of building area. The appellants did not provide any information on the buildings' foundations. The comparables have improvement assessments ranging from \$10.11 to \$11.92 per square foot of building area. The subject's improvement assessment is \$13.48 per square foot of building area. Based on this evidence, the appellants 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. The board of review presented descriptions and assessment information on one comparable property that is located on the

same block as the subject property. The comparable is a two-story masonry multi-family dwelling. The building is 48 years old, and it has 5,596 square feet of building area. Features of the dwelling include six apartment units and a full basement finished with an apartment. This property has an improvement assessment of \$13.48 per square foot of building 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 appellants contend 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 appellants have not met this burden.

Both parties presented assessment data on a total of five equity comparables. The Board finds that the five comparables submitted by both parties were all identical to the subject in location, age, size, style, and exterior construction. The comparable submitted by the board of review was identical to the subject in foundation. The appellants did not provide any information on their comparables' foundations, and therefore this data was given less weight in the Board's analysis. All of the comparables had improvement assessments that ranged from \$10.11 to \$13.48 per square foot of living area. The subject's improvement assessment of \$13.48 per square foot of living area is identical to the assessment for a comparable identical to the subject in all respects. After considering adjustments and the differences in both parties' comparables 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.



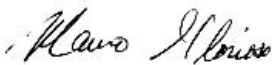
Chairman



Member



Member



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: March 18, 2011



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.