



**A M E N D E D**

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

APPELLANT:     Ciro Scaletta  
DOCKET NO.:    09-25151.001-C-1 through 09-25151.003-C-1  
PARCEL NO.:     See Below

The parties of record before the Property Tax Appeal Board are  
Ciro Scaletta, the appellant(s), by attorney Robert J. Paul 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-25151.001-C-1	13-13-306-003-0000	25,200	63,083	\$88,283
09-25151.002-C-1	13-13-306-004-0000	12,600	116	\$12,716
09-25151.003-C-1	13-13-306-005-0000	24,000	0	\$24,000

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook  
County Board of Review pursuant to section 16-160 of the Property  
Tax Code (35 ILCS 200/16-160) challenging the assessment for the  
2009 tax year. The Property Tax Appeal Board finds that it has  
jurisdiction over the parties and the subject matter of the  
appeal.

**Findings of Fact**

The subject property consists of three parcels of land totaling  
12,800 square feet and improved with an 87-year old, one-story,  
commercial building containing 6,300 square feet of building  
area. The property is located in Jefferson Township, Cook County.  
The property is a class 5 property under the Cook County Real  
Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$500,000 as of January 1, 2009.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,999. The subject's assessment reflects a market value of \$406,396 using the Cook County Ordinance level of assessment for class 5 and class 1 property of 25% and 10%.

In support of its contention of the correct assessment the board of review submitted five sales comparables.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant *has not* met this burden of proof and a reduction in the subject's assessment is *not* warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board further finds the subject's assessment is supported by this appraisal and a reduction 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.

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Chairman



\_\_\_\_\_  
Member



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Member

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Member



\_\_\_\_\_  
Acting 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: August 21, 2015



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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.