



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

APPELLANT: Gerald Aurenz  
DOCKET NO.: 14-26639.001-R-1  
PARCEL NO.: 23-25-102-005-0000

The parties of record before the Property Tax Appeal Board are Gerald Aurenz, the appellant, by attorney John S. Xydakis of the Law Offices of John S. Xydakis in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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:** \$3,937  
**IMPR.:** \$12,553  
**TOTAL:** \$16,490

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 2014 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 a one-story dwelling of masonry construction with 1,729 square feet of living area. The dwelling is approximately 57 years old. Features of the home include a crawl-space foundation, central air conditioning, a fireplace and a two-car garage. The property has a 7,500 square foot site and is located in Palos Park, Palos Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables. The comparable dwellings are from 58 to 62 years old and contain from 1,389 to 1,703 square feet of living area. The comparables have improvement assessments ranging from \$10,035 to \$12,360 or from \$7.17 to \$7.43 per square foot of living area. Based on this evidence, the appellant requested a

reduction in the subject's improvement assessment to \$12,518 or \$7.24 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$21,141 was disclosed. The subject property has an improvement assessment of \$17,204 or \$9.95 per square foot of living area. The board of review presented descriptions and assessment information on four suggested comparable properties. The dwellings are from 44 to 62 years old and contain from 1,103 to 1,744 square feet of living area. These properties have improvement assessments ranging from \$13,540 to \$23,322 or from \$12.28 to \$13.37 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

Both parties presented assessment data on a total of eight suggested comparables. All of the comparables submitted had the same assigned neighborhood and classification codes as the subject property. However, the Board finds the board of review comparables had full finished basements compared to the subject's crawl-space foundation; comparables #1 and #2 were somewhat newer than the subject; and comparables #3 and #4 had significantly less living area than the subject. As a result, the board of review comparables received reduced weight in the Board's analysis. The Board also gave reduced weight to the appellant's comparable #2, because it had significantly less living area than the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #3. This comparable was very similar to the subject in design, exterior construction, age, living area, foundation and central air conditioning. As further support, the appellant's comparables #1 and #4 were also similar to the subject in design, exterior construction, age, living area and foundation. As a group, these three comparables had improvement assessments that ranged from \$7.17 to \$7.43 per square foot of living area. The subject's improvement assessment of \$9.95 per square foot of living area falls above the range established by the best comparables in this record. Based on this record, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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.



Chairman



Member



Member



Acting Member



Acting Member

DISSENTING: \_\_\_\_\_

### CERTIFICATION

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 19, 2017



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.