



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

APPELLANT: Gina Borck
DOCKET NO.: 14-29446.001-R-1
PARCEL NO.: 29-34-139-014-0000

The parties of record before the Property Tax Appeal Board are Gina Borck, the appellant, by 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 **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: \$1,875
IMPR.: \$11,263
TOTAL: \$13,138

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 and one-half story dwelling of masonry construction with 1,260 square feet of living area.¹ The dwelling is 83 years old and features a full unfinished basement. The property has a 6,250 square foot site and is located in Thornton, Thornton 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 comparables had varying degrees of similarity to the subject, however, two comparables do not have a basement foundation like the subject.

¹ The parties differ as to the story-height of the subject dwelling and the number of improvements on the site. The photographic evidence in this record depicts the subject as a one and one-half story dwelling.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$13,138. The board of review revealed that the subject consists of two improvements. Improvement #1 has an improvement assessment of \$6,474 or \$5.14 per square foot of living area. Improvement #2 has an improvement assessment of \$4,789. In support of its contention of the correct assessment the board of review submitted information on four equity comparables. The comparables had varying degrees of similarity to the subject.

The board of review argued that the subject contains a second improvement that the appellant did not consider.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As an initial matter regarding the board of review's contention that the subject property contains two improvements, the Board finds that the photographic evidence depicts two separate masonry structures. The board of review argued that the appellant did not consider the second improvement when completing the assessment grid analysis. The appellant did not refute the board of review's contention.

The Board finds the best evidence of assessment equity for improvement #1 to be appellant's comparables #2 and #4, as well as board of review comparables #2 through #4. These comparables were most similar to the subject in age and size. These comparables had improvement assessments that ranged from \$4.56 to \$6.55 per square foot of living area. The subject's improvement assessment for improvement #1 of \$5.14 per square foot of living area falls within the range established by the best comparables in this record. The Board gave less weight to the parties' remaining comparables for improvement #1 due to their lack of a basement foundation or older age when compared to the subject.

The Board finds the only evidence regarding the assessment for improvement #2 was submitted by the board of review. The board of review's assessment for improvement #2 was revealed to be \$4,789, which was not refuted nor disclosed by the appellant.

Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting Member



Member



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: February 20, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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