



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

APPELLANT: Daniel Piazza
DOCKET NO.: 15-21833.001-R-1
PARCEL NO.: 14-20-219-021-0000

The parties of record before the Property Tax Appeal Board are Daniel Piazza, the appellant, by attorney Timothy E. Moran, of Schmidt Salzman & Moran, Ltd 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: \$16,800
IMPR.: \$47,190
TOTAL: \$63,990

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 2015 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 two-story multi-family dwelling of frame exterior construction with 2,435 square feet of living area. The dwelling is approximately 122 years old. Features of the building include four bathrooms, a full unfinished basement, air conditioning and a two-car garage. The property has a 3,000 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-11 apartment building property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends improvement assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables, three of which are located within the same neighborhood code as the subject property.¹ The comparables were

¹ The appellant listed two different properties for comparable #5 in the Comparable Sales/Assessment Grid Analysis (PIN 14-20-110-020-000) and the supplemental "Basis of Brief" property detailed listing (PIN 14-20-100-020-0000). The PIN 14-20-100-020-0000 presented in the "Basis of Brief" for comparable #5 was most similar to the subject property and was, therefore, included in the appellant's appeal.

improved with two-story multi-family dwellings of frame or masonry exterior construction containing from 2,358 to 2,475 square feet of living area. The comparables range in age from 104 to 123 years old. The comparables feature two or three bathrooms and the comparables have full basements, one of which has finished area. One comparable has air conditioning and three comparables have two-car garages. The comparables had improvement assessments ranging from \$37,362 to \$40,838 or from \$15.84 to \$16.65 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$40,513 or \$16.64 per square foot of living area.²

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,990. The subject property has an improvement assessment of \$47,190 or \$19.38 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the same neighborhood code as the subject property. The comparables were improved with two-story multi-family dwellings of frame or masonry exterior construction containing from 2,252 to 2,560 square feet of living area. The comparables range in age from 107 to 127 years old. The comparables feature two or three bathrooms and each comparable has partial or full basements, two of which have finished areas. One comparable has air conditioning and two fireplaces. Three comparables have two-car garages. The comparables had improvement assessments ranging from \$55,411 to \$67,584 or from \$24.23 to \$26.40 per square foot of living area. Based on this evidence, the board of review requested that the assessment be confirmed.

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.

The Board finds the best evidence of assessment equity to be appellant's comparable #2, as well as the board of review comparable #3. The Board gave greater weight to these two comparables because they are most similar to the subject in location, design, exterior construction, age, dwelling size, foundation and features. The comparables had improvement assessments of \$39,755 and \$55,411 or \$16.06 and \$24.61 per square foot of living area. The subject's improvement assessment of \$47,190 or \$19.38 per square foot of living area is between the best comparables contained in this record. 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.

² The Board finds the appellant's counsel used the incorrect improvement assessment for the subject property in the grid analysis.

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



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: March 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

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