



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

APPELLANT: Michael Vitale
DOCKET NO.: 15-21843.001-R-1
PARCEL NO.: 18-19-211-019-0000

The parties of record before the Property Tax Appeal Board are Michael Vitale, 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: \$5,739
IMPR.: \$52,795
TOTAL: \$58,534

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 dwelling of frame and masonry exterior construction with 3,265 square feet of living area. The dwelling is approximately 31 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 2.5-car garage. The property has a 9,982 square foot site and is located in Indian Head Park, Lyons Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of this argument, the appellant submitted information on five equity comparables located within the same neighborhood code as the subject property. The comparables were improved with two-story dwellings of frame, masonry or stucco exterior construction that ranged in size from 3,139 to 3,310 square feet of living area. The dwellings are from 18 to 62 years old. Four comparables have partial or full basements, one of which has finished area and one

comparable has a crawl space foundation. Four comparables have central air-conditioning, four comparables have a fireplace and each comparable has a 2-car, a 3-car or a 3.5-car garage. The comparables have improvement assessments ranging from \$38,295 to \$45,279 or from \$11.60 to \$13.75 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$43,656 or \$13.37 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$58,534. The subject property has an improvement assessment of \$52,795 or \$16.17 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 dwellings of frame and masonry exterior construction that ranged in size from 2,804 to 3,357 square feet of living area. The dwellings are from 31 to 37 years old. Each comparable has a partial or full basement, one of which has finished area. Three comparables have central air-conditioning and each comparable has one or two fireplaces and 2-car or 2.5-car garages. The comparables have improvement assessments that ranged from \$50,472 to \$55,473 or from \$16.46 to \$18.00 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 parties submitted nine suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #2, #4 and #5 because of their considerably different ages when compared to the subject's age of 31 years old. Additionally, less weight was given to comparable #4 due to its crawl space foundation and lack of central air conditioning unlike the subject property. The board of review comparables #2 and #3 received less weight due to either the considerably smaller dwelling size or lack of central air conditioning when compared to the subject property.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3 along with the board of review's comparables #1 and #4. These comparables are most similar to the subject in location, design, exterior construction, age, dwelling size, foundation and features. These comparables had improvement assessments that ranged from \$38,295 to \$55,473 or from \$11.60 to \$17.37 per square foot of living area. The subject's improvement assessment of \$52,795 or \$16.17 per square foot of living area falls within the range of 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.

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

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Michael Vitale, by attorney:
Timothy E. Moran
Schmidt Salzman & Moran, Ltd.
111 West Washington Street
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602