



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

APPELLANT: Jason & Beth Quintana
DOCKET NO.: 15-22460.001-R-1
PARCEL NO.: 14-28-302-043-0000

The parties of record before the Property Tax Appeal Board are Jason & Beth Quintana, the appellants, 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 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: \$16,960
IMPR.: \$103,664
TOTAL: \$120,624

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 construction with 2,728 square feet of living area. The dwelling is 16 years old. Features of the home include a full finished basement, central air conditioning, three fireplaces and a two-car garage. The property has a 2,650-square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend improvement assessment inequity as the basis of the appeal.¹ In support of this argument the appellants submitted information on four equity comparables that were

¹ The appellants' appeal included limited information regarding the subject's 2012 sale, however, the appellants' attorney failed to indicate the appeal was based in part on a recent sale and did not fully complete Section IV as

located within the same neighborhood code as the subject property. The comparables were two-story dwellings that had varying degrees of similarity to the subject. The comparables had improvement assessments ranging from \$93,300 to \$102,684 or from \$35.14 to \$36.98 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 \$131,536. The subject property has an improvement assessment of \$114,576 or \$42.00 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four comparable properties that were located within the same neighborhood code as the subject property. The comparables were three-story dwellings that had varying degrees of similarity to the subject. The comparables had improvement assessments ranging from \$104,780 to \$138,264 or from \$42.01 to \$44.15 per square foot of living area.

Conclusion of Law

The taxpayers contend 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 appellants did meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of assessment equity to be the appellants' comparables #1, #3 and #4. These comparables were most similar to the subject in location, style, size and most features. These comparables had improvement assessments that ranged from \$93,300 to \$102,684 or from \$35.14 and \$36.98 per square foot of living area. The subject's improvement assessment of \$114,576 or \$42.00 per square foot of living area falls above the range established by the best comparables in this record. However, the Board further finds that the subject is superior to the best comparables in this record due to its newer age and additional features. After adjusting the comparables for differences when compared to the subject, the Board finds a reduction in the subject's improvement assessment is warranted. The Board gave less weight to the parties' remaining comparables due to their lack of a basement foundation or dissimilar story-height, when compared to the subject. Based on this record the Board finds the appellants demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is justified.

required by the Property Tax Appeal Board. Section 16-180 of the Property Tax Code states in pertinent part: *Each appeal shall be limited to the grounds listed in the petition.* (35 ILCS 200/16-180)

² The appellant's assessment grid erroneously listed the subject's assessment as reflected prior to the reduction granted by the board of review.

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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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: April 17, 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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