



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

APPELLANT: Mila Jovanovich  
DOCKET NO.: 15-34817.001-R-1  
PARCEL NO.: 13-21-312-038-0000

The parties of record before the Property Tax Appeal Board are Mila Jovanovich, 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:** \$7,052  
**IMPR.:** \$60,983  
**TOTAL:** \$68,035

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 mixed-use building of masonry exterior construction with 7,513 square feet of building area. The building is approximately 56 years old and has a partial basement with an apartment. The property has a 5,425 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-12 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, two of which are located within the same assessment neighborhood code as the subject property. The comparables were improved with four, two-story mixed-use buildings and one, three-story mixed-use building of masonry or frame and masonry exterior construction containing from 7,038 to 7,550 square feet of building area. The buildings range in

age from 86 to 106 years old and have partial or full unfinished basements. Two comparables have central air conditioning. The comparables had improvement assessments that ranged from \$37,401 to \$55,085 or from \$4.95 to \$7.76 per square foot of building area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$54,341 or \$7.23 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$68,035. The subject property has an improvement assessment of \$60,983 or \$8.12 per square foot of building area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables located within the same assessment neighborhood code and .25 of a mile from the the subject property. The comparables were improved with two, two-story mixed-use buildings and one, three-story mixed-use building of masonry exterior construction containing from 4,454 to 6,760 square feet of building area. The buildings range in age from 82 to 88 years old and have partial unfinished basements. One comparable has central air conditioning and each comparable has either a one-car, a two-car or a four-car garage. The comparables had improvement assessments that ranged from \$37,483 to \$59,717 or from \$8.42 to \$8.83 per square foot of building 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 assess2ment 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 eight suggested comparables for the Board's consideration, none of which are truly similar to the subject property with their considerably older ages. In addition, the appellant's comparables have different assessment neighborhood codes, a dissimilar design, and/or lack a garage when compared to the subject. Also, the board of review comparables are smaller in building size when compared to the subject.

The Board gave greater weight to the appellant's comparables #4 and #5 as well as the board of review comparables because they are located within the subject's assessment neighborhood code and are closer in age to the subject property. Despite their differences in age, building sizes and/or garages, these comparables are most similar to the subject in location, design, exterior construction and foundation. These comparables had improvement assessments ranging from \$37,483 to \$59,717 or from \$7.34 to \$8.83 per square foot of building area. The subject's improvement assessment of \$60,983 or \$8.12 per square foot of building area is within the range established by the most similar comparables contained in this record on a per-square-foot basis and is well supported given its superior age. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. 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(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

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: June 19, 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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