



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

APPELLANT: Robert Luciani  
DOCKET NO.: 16-24843.001-R-1  
PARCEL NO.: 02-26-305-029-0000

The parties of record before the Property Tax Appeal Board are Robert Luciani, the appellant, by attorney Noah J. Schmidt, 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:** \$6,446  
**IMPR.:** \$44,349  
**TOTAL:** \$50,795

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 2016 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 1-story dwelling of frame and masonry exterior construction with 3,070 square feet of living area. The dwelling is approximately 50 years old. Features of the home include a partial unfinished basement, central air conditioning, one fireplace and a 2.5-car garage. The property has a 19,836 square foot site and is located in Palatine, Palatine Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity and contention of law as the bases of the appeal. In support of the inequity argument the appellant submitted information on five equity comparables with the same neighborhood and classification codes as the subject property. The comparables are improved with 1-story dwellings of masonry or frame and masonry exterior construction that range in age from 46 to 60 years old. Four of the homes have partial or full basements, three of

which have finished areas and one home has a crawl-space foundation. All dwellings have central air conditioning, one or three fireplaces and 2-car or 2.5-car garages. The dwellings range in size from 2,873 to 3,111 square feet of living area and have improvement assessments ranging from \$36,087 to \$40,041 or from \$12.32 to \$13.11 per square foot of living area.

The appellant's attorney also submitted a brief requesting "the 2016 assessment on the subject be revised to reflect a building assessed value of \$12.47 per square foot (median of the comparables cited) which indicates a revised assessment of \$44,728." Based on this evidence, the appellant requested the subject's 2016 improvement assessment be reduced to \$38,282 or \$12.47 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 \$50,795. The subject property has an improvement assessment of \$44,349 or \$14.45 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 with the same neighborhood code as the subject property. One of the homes has a different classification code than the subject property. The comparables were described as being located on the same block or .25 of a mile from the subject property. The comparables are improved with one, 1-story, one, 2-story and two, 1.5-story dwellings of frame and masonry exterior construction that range in age from 28 to 49 years old. The comparables have partial or full basements, one of which has finished area. All homes have central air conditioning, one fireplace and 2-car or 2.5-car garages. The dwellings range in size from 2,847 to 3,235 square feet of living area and have improvement assessments ranging from \$41,506 to \$49,683 or from \$14.57 to \$16.36 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 information on a total of nine suggested equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #3 due to its dissimilar foundation when compared to the subject property. Less weight was also given to board of review's comparables #2 through #4 due to their dissimilar dwelling designs when compared to the subject property. The Board finds the four remaining appellant's comparables and board of review comparable #1 are more similar when compared to the subject in location, age, dwelling size, design and most features. These comparables have improvement assessments ranging from \$12.32 to \$14.57 per square foot of living area. The subject's improvement assessment of \$14.45 per square foot of living area falls within the range established by the best comparables contained in this record.

The Board finds the appellant's contention of law argument was not supported with legal citation and was more in the nature of an argument as to how to consider the equity data through application of the median of the comparables presented. As set forth above, the Board has weighed the equity data and gives little weight to counsel's median data argument.

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.

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Chairman



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Member

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Member



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Member

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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: September 17, 2019



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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

Robert Luciani, by attorney:  
Noah J. Schmidt  
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