



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

APPELLANT: Lisa Manganiello
DOCKET NO.: 17-21252.001-R-1
PARCEL NO.: 15-36-200-033-0000

The parties of record before the Property Tax Appeal Board are Lisa Manganiello, the appellant(s); 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: \$6,844
IMPR.: \$29,120
TOTAL: \$35,964

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 2017 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 an 8,556 square foot parcel of land improved with a 93-year old, frame, two-story, single-family dwelling containing 2,080 square feet of building area. The property is located in Riverside Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity as the basis of the appeal. In support of these arguments, the appellant submitted information on seven comparables. These properties are described as two-story, frame, stucco, masonry, or frame and masonry, single-family dwellings. They range: in age from 78 to 124 years; in size from 1,731 to 2,168 square feet of building area; and in improvement assessment from \$13.00 to \$14.22 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 \$36,713 with an improvement assessment of \$29,869 or \$14.36 per square foot of building area.

In support of its contention of the correct assessment the board of review submitted four equity comparables. These properties are described as two-story, frame or masonry, single-family dwellings. They range: in age from 68 to 94 years; in size from 1,400 to 2,020 square feet of building area; and in improvement assessment from \$15.88 to \$18.99 per square foot of building area.

At hearing, Ms. Manganiello testified about each of her comparables and asserted that these comparables are similar to the subject and all assessed less than the subject. She testified that Riverside is a small town with most everything centrally located and within walking distance. She testified that the comparables are located within six blocks of the subject.

Ms. Manganiello confirmed that she was not appealing the land assessment for the subject. She testified that comparable #7 was very similar to the subject with the only real difference being that of construction wherein this property is masonry while the subject is frame.

Mr. Seyring rested on the evidence previously submitted by the board of review. In rebuttal, Ms. Manganiello testified that the board of review's comparables are located within eight to ten blocks of the subject at the edge of town. She argued that three of these comparables are masonry, have finished basements and, for two of the comparables, have two full baths. She testified that every home is unique and argued that her comparables are more similar to the subject property.

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 best evidence of assessment equity to be the appellant's comparables #2, #3, #4, and #5. These comparables had improvement assessments ranging from \$13.00 to \$14.22 per square foot of building area. The subject's improvement assessment of \$14.36 per square foot of building area is above the range of the best comparables in this record. Based on this record the Board finds the appellant did demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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

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 18, 2019



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

Lisa Manganiello
380 Shenstone
Riverside, IL 60546

COUNTY

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