



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

APPELLANT: Thomas Zipp
DOCKET NO.: 19-27466.001-R-1
PARCEL NO.: 09-25-102-007-0000

The parties of record before the Property Tax Appeal Board are Thomas Zipp, the appellant(s), by attorney Andrew J. Rukavina, of The Tax Appeal Company in Mundelein; 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: \$ 8,640
IMPR.: \$83,245
TOTAL: \$91,885

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2019 tax year after receiving a decision from the Cook County Board of Review. 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, masonry dwelling with 3,823 square feet of living area. The dwelling is 19 years old and is situated on a 9,600 square foot parcel of land. It is located in Maine Township, Cook County and is classified as a Class 2 property under the Cook County Real Property Assessment Classification Ordinance. The appellant stated the subject property is owner-occupied.

The appellant submitted assessment inequity evidence but indicated “comparable sales” as the basis of their appeal. The appellant also failed to use the prescribed appeal form. In support of an inequity argument the appellant submitted information on five equity comparables. The suggested comparables range in improvement assessment per square foot of living area from \$20.63 to \$22.10 psf. The appellant also mistakenly overstated the subject’s improvement

assessment per square foot value at \$22.40 psf. Based on this evidence, the appellant requested an assessment reduction.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the total assessment for the subject of \$91,885. The subject property has an improvement assessment of \$83,245, or \$21.77 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, all of which reflected sale data. They ranged in improvement assessment per square foot from \$20.28 to \$21.34 psf. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant argued that the board of review did not submit evidence to refute the appellant's appraisal report, however, the appellant did not submit any appraisal report.

Conclusion of Law

The taxpayer contends assessment overvaluation as the basis of the appeal but submitted equity comparables. 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 Board finds the best evidence of assessment equity to be the appellant's comparable(s) #1 through #3, as well as the board of review's comparable(s) #1 through #3. These comparables are most similar to the subject property based on a combination of size, construction, age and design. The Board notes that the appellant misstated the cause of action thereby triggering the submission of sales comparables by the board of review. The best equity comparables had improvement assessments that ranged from \$20.28 to \$22.10 per square foot of living area. The subject's assessment of \$21.77 per square foot of living area falls within the range established by the best comparables contained in this record. Additionally, the Board notes that omitting the board of review's comparables and solely analyzing the appellant's comparables, the same conclusion would be reached. Accordingly, 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



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:

August 22, 2023



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

Thomas Zipp, by attorney:
Andrew J. Rukavina
The Tax Appeal Company
28643 North Sky Crest Drive
Mundelein, IL 60060

COUNTY

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