



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

APPELLANT: Sorin Lazar  
DOCKET NO.: 19-28607.001-R-1  
PARCEL NO.: 09-22-205-040-0000

The parties of record before the Property Tax Appeal Board are Sorin Lazar, the appellant; 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:** \$8,998  
**IMPR.:** \$25,415  
**TOTAL:** \$34,413

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 2019 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 one-story dwelling of frame exterior construction with 1,700 square feet of living area. The dwelling is approximately 64 years old. Features of the home include a partial unfinished basement, central air conditioning and a one-car garage. The property has an 11,248 square foot site located in Park Ridge, Maine Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that are located within the same neighborhood code as the subject property. The comparables are improved with one-story dwellings of masonry or frame and masonry exterior construction ranging in size from 1,859 to 1,955 square feet of living area. The dwellings range in age from 64 to 71 years old. Three comparables have partial or full basements, one of which

has finished area, and one comparable is depicted in the appellant's grid analysis for basement area as having "none". Each comparable has central air conditioning, one fireplace and a two-car garage. The comparables have improvement assessments ranging from \$22,720 to \$28,734 or from \$12.22 to \$15.05 per square foot of living area.<sup>1</sup> Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$22,456 or \$13.21 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 \$34,413. The subject property has an improvement assessment of \$25,415 or \$14.95 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 that are located within the same neighborhood code as the subject property. The comparables are improved with one-story dwellings of frame exterior construction ranging in size from 1,468 to 1,771 square feet of living area. The dwellings range in age from 64 to 67 years old. The comparables have partial basements, one of which has finished area. Three comparables have central air conditioning. Two comparables each have one fireplace. Each comparable has a two-car garage. The comparables have improvement assessments ranging from \$25,206 to \$30,133 or from \$16.98 to \$19.69 per square foot of living area. Based on this evidence, the board of review requested that the subject's 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 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 eight suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3 and the board of review's comparable #3 due to their lack of a basement or finished basements, respectively, when compared to the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables as they are most similar to the subject in location, design, age, dwelling size, unfinished basement and/or some features. These comparables have improvement assessments ranging from \$27,920 to \$30,133 or from \$14.50 to \$19.69 per square foot of living area. The subject's improvement assessment of \$25,415 or \$14.95 per square foot of living area falls below the range established by the best comparables in this record on a total improvement assessment basis and within the range on a per square foot basis, including having a lower per square foot basis than four of the best comparables in this record. Based on this record, the Board finds the

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<sup>1</sup> The Board determined the improvement assessment for each comparable from the evidence provided by the appellant and calculated the per square foot basis for each.

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.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence.

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: February 16, 2021



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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