



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

APPELLANT: Philip Sasso
DOCKET NO.: 20-24165.001-R-1
PARCEL NO.: 12-33-119-027-0000

The parties of record before the Property Tax Appeal Board are Philip Sasso, 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: \$3,045
IMPR.: \$10,919
TOTAL: \$13,964

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 2020 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 masonry exterior construction with 1,194 square feet of living area. The dwelling is approximately 65 years old. Features of the home include a full unfinished basement, central air conditioning, and a 2.5-car garage. The property has an 8,700 square foot site located in Melrose Park, Leyden 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 subject's improvement as the basis of the appeal. In support of this argument, the appellant submitted information on eight equity comparables located within the same neighborhood code as the subject and from 0.3 to 2.3 miles from subject property. The comparables are improved with class 2-03 dwellings of masonry exterior construction ranging in size from 1,088 to 1,442 square feet of living area. The dwellings range in age from 57 to 90 years old. Five comparables have full basements, one of

which has finished area. Five comparables each have central air conditioning, two comparables have a fireplace, and seven comparables have either a 1.5-car or a 2-car garage. The comparables have improvement assessments ranging from \$5,685 to \$10,110 or from \$4.45 to \$7.01 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$7,761 or \$6.50 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 \$13,964. The subject property has an improvement assessment of \$10,919 or \$9.14 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 located within the same neighborhood code as the subject. Two comparables are also located in the same block as the subject, and two comparables are within .25 of a mile from the subject. The comparables are improved with class 2-03, one-story dwellings of masonry exterior construction ranging in size from 1,170 to 1,250 square feet of living area. The dwellings range in age from 52 to 78 years old and have partial or full unfinished basements. One comparable has central air conditioning, and each comparable has a 2-car garage. The comparables have improvement assessments ranging from \$11,819 to \$12,678 or from \$10.10 to \$10.32 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 a total of 12 comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #2 through #8 due to their more distant locations, older ages, finished basement area, and/or or lack of a basement when compared to the subject. The Board also gives less weight to the board of review comparables #1 and #2 due to differences in the dwellings' ages when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #1 and the board of review comparables #3 and #4. These comparables received greater weight by the Board because they are similar to the subject in location, age, dwelling size, foundation, and other amenities. These three comparables have improvement assessments ranging from \$5,685 to \$12,344 or from \$4.45 to \$10.32 per square foot of living area. The subject's improvement assessment of \$10,919 or \$9.14 per square foot of living area falls within the range established by the best comparables in this record. After considering adjustments to the best comparables for differences when compared to the subject, such as the subject's central air conditioning feature which is only present in one of the three best comparables in the 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.

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 exists on the basis of the evidence in this record.

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 21, 2022



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

Philip Sasso
2133 Fairfield Avenue
Melrose Park, IL 60164

COUNTY

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