



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

APPELLANT: Julio Estrada
DOCKET NO.: 20-34879.001-R-1
PARCEL NO.: 16-20-105-039-0000

The parties of record before the Property Tax Appeal Board are Julio Estrada, the appellant, by attorney Andrew S. Dziuk, of Andrew Dziuk, Esq. 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: \$3,857
IMPR.: \$18,324
TOTAL: \$22,181

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 2-story multi-family dwelling of masonry exterior construction with 2,517 square feet of living area. The dwelling is approximately 53 years old. Features of the home include a basement with finished area, central air conditioning and a 2-car garage. The property has a 4,170 square foot site and is located in Cicero, Cicero Township, Cook County. The subject is classified as a class 2-11 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 four equity comparables that are located in the same assessment neighborhood code as the subject property. The comparables are improved with class 2-11, 2-story or 1.5-1.9-story multi-family dwellings of masonry exterior construction ranging in size from 2,600 to 2,932 square feet of living area. The dwellings range in age from 72 to 102 years old. Each comparable has a basement, three finished with apartments and either a 1-car or a 2-car garage. One comparable has central air conditioning and one

comparable has a fireplace. The comparables have improvement assessments that range from \$12,881 to \$14,685 or from \$4.83 to \$5.08 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$12,157 or \$4.83 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 \$22,181. The subject property has an improvement assessment of \$18,324 or \$7.28 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located within the same assessment neighborhood code as the subject property. The comparables are improved with class 2-11, 1-story or 2-story multi-family dwellings of masonry exterior construction ranging in size from 2,003 to 2,198 square feet of living area. The dwellings are 58 and 68 years old. Each comparable has a basement, two with finished area and one finished with apartment, central air conditioning and a 2-car garage. The comparables have improvement assessments that range from \$19,875 to \$20,724 or from \$9.04 to \$10.14 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 record contains seven suggested equity comparables for the Board's consideration. The Board has given less weight to appellant's comparables due to their older ages and/or their lack of central air conditioning when compared to the subject. The Board gives reduced weight to board of review comparable #3 due to its 1-story design when compared to the subject's 2-story.

The Board finds the best evidence of assessment equity to be board of review comparables #1 and #2. The Board finds that these two comparables are most similar to the subject in location, design, age and some features. However, these two most similar comparables have smaller dwelling sizes, suggesting upward adjustment would be required to make the comparables more equivalent to the subject. Nevertheless, these two most similar comparables have improvement assessments of \$19,875 and \$20,310 or \$9.04 and \$10.14 per square foot of living area. The subject's improvement assessment of \$18,324 or \$7.28 per square foot of living area, falls below the assessment of the two best comparables in the record. Based on this record and after considering adjustments to the comparables for differences from the subject, 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 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:

May 21, 2024



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

Julio Estrada, by attorney:
Andrew S. Dziuk
Andrew Dziuk, Esq.
525 North Ada Street
#29
Chicago, IL 60642

COUNTY

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