



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

APPELLANT: Gloria Nacipucha
DOCKET NO.: 22-47185.001-R-1
PARCEL NO.: 13-14-423-037-0000

The parties of record before the Property Tax Appeal Board are Gloria Nacipucha, 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: \$15,625
IMPR.: \$10,000
TOTAL: \$25,625

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 2022 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 65-year-old, one-story, mixed-use dwelling of masonry construction with 2,255 square feet of living area. Features of the home include a slab foundation, central air conditioning, two full bathrooms, one-half bathroom and a three-car garage. The property has a 3,125 square foot site located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-12 property under the Cook County Real Property Assessment Classification Ordinance. The appellant reports that the subject is owner occupied.

The appellant contends assessment inequity as the basis of the appeal. The appellant also checked "Contention of Law" on the petition. However, the appellant only submitted argument and evidence that the subject property was inequitably assessed. In support of this argument the appellant submitted information on eight suggested equity comparable properties with varying degrees of similarities to the subject. The comparable properties were located within a 0.92-mile

radius of the subject and had improvement assessments ranging from \$4.25 to \$5.74 per square foot of living area. The appellant requested the subject's total assessment be reduced to \$25,625.

Furthermore, the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 21-47088.001-R-1. In that appeal the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to \$25,625 on the evidence submitted by the parties. The tax years 2021 and 2022 are within the same general assessment period and the appellant disclosed that the subject property is an owner-occupied residence.

The "Board of Review Notes on Appeal" disclosed the total assessment for the subject of \$32,538. The subject property has an improvement assessment of \$16,913 or \$7.50 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparable properties.

Conclusion of Law

Section 16-185 of the Property Tax Code provides, in relevant part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

35 ILCS 200/16-185. Additionally, "Standard of proof. Unless otherwise provided by law or stated in the agency's rules, the standard of proof in any contested case hearing conducted under this Act by an agency shall be the preponderance of the evidence." 5 ILCS 100/10-15. The Board takes official notice that it rendered a decision lowering the subject's assessment for tax year 2021 (86 Ill.Admin.Code §1910.90(i)), and that tax year 2021 and the instant tax year of 2022 are in the same general assessment period for Jefferson Township. The Board further finds that the subject is owner-occupied based on the appellant's statement in Section II of the appeal form, which states that the subject is owner-occupied¹. The record contains no evidence indicating that the subject sold in an arm's-length transaction subsequent to the Board's decision for the 2021 tax year, or that the Board's decision for the 2021 tax year was reversed or modified upon review. For these reasons, the Board finds that the appellant has proven, by a

¹ The Board takes judicial notice that the appellant indicated that the subject was owner occupied in the 2020 appeal. Furthermore, both the 2020 and 2021 appeals list the same address for both the appellant and for the subject.

preponderance of the evidence, that the subject's assessment should be carried forward to the 2022 tax year, pursuant to section 16-185 of the Property Tax Code, to reflect the Board's decision for the 2021 tax year, plus the application of an equalization factor, if any. Since market value has been determined by the boards 2021 decision lowering the subject's assessment, the Board finds that the subject is now fairly and equitably assessed. See Central Nursing Realty, LLC v. Illinois Property Tax Appeal Board, 2020 IL App (1st) 180994, ¶¶ 34-36.

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: _____

November 19, 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

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