



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

APPELLANT: John Murphy
DOCKET NO.: 17-24402.001-R-1
PARCEL NO.: 05-18-200-012-0000

The parties of record before the Property Tax Appeal Board are John Murphy, 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: \$9,712
IMPR.: \$83,398
TOTAL: \$93,110

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 2017 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 6,070 square foot parcel of land improved with an 87-year old, two-story, frame and masonry, single-family dwelling containing 3,932 square feet of living area. The property is located in New Trier Township, Cook County and is a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity as the basis of the appeal. In support of this argument, the appellant submitted four comparables. The properties are described as two-story, masonry, single-family dwellings located within seven blocks of the subject. The properties range: in age from 70 to 91 years; in size from 3,510 to 3,956 square feet of living area; and in improvement assessment from \$18.20 to \$23.48 per square foot of living area. The appellant also submitted a letter describing each comparable as it relates to the subject.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment of the subject of \$108,995 with an improvement assessment of \$99,283 or \$25.25 per square foot of living area.

In support of the assessment the board of review submitted four comparables. These comparables are described as two-story, frame and masonry, frame or stucco, single-family dwellings located within a quarter-mile of the subject. The properties range: in age from 86 to 94 years; in size from 3,434 to 3,608 square feet of living area; and in improvement assessment from \$25.86 to \$27.74 per square foot of living area.

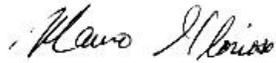
In rebuttal, the appellant submitted a letter asserting that the board of review's comparables should be given no weight as they have not had an appeal in several years and that the subject's assessment was reduced for the 2018 assessment year.

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 best evidence of assessment equity to be the appellant's comparables and the board of review's comparables #1, #2 and #3. These comparables had improvement assessments ranging from \$18.20 to \$27.74 per square foot of living area. The subject's improvement assessment of \$25.25 per square foot of living area is within the range of the best comparables in this record. However, the appellant submitted evidence to show that the subject's improvement assessment was reduced to \$21.21 per square foot of living area which is within the range of the comparables. The board finds that equity supports a reduction to the 2018 assessment. Based on this record the Board finds the appellant did demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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: February 13, 2019



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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