



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

APPELLANT: Michael McMahon
DOCKET NO.: 19-49591.001-R-1
PARCEL NO.: 12-01-203-022-0000

The parties of record before the Property Tax Appeal Board are Michael McMahon, the appellant(s), by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; 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: \$6,350
IMPR.: \$22,942
TOTAL: \$29,292

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 77-year-old, two-story, single-family dwelling of frame construction with 1,264 square feet of living area. The property has a 5,080 square foot site and is located in Chicago, Jefferson Township, Cook County. Features of the building include a slab foundation and a one-car garage. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on three suggested equity comparables. They were improved with a two-story, single-family dwelling of frame construction or frame and masonry construction. The comparable properties were located within approximately 1.7 to 1.9 miles of the subject property. The improvements ranged: in age from 66 to 79 years; in size from 1,341 to 1,546 square feet; and in improvement assessment from \$14.57 to \$16.65 per square

foot of living area. One of the comparable properties had a full basement, one of the comparable properties had a partial basement, and one of the comparable properties no basement. Additionally, two of the comparable properties had air conditioning and each comparable property had a garage of varying size.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$29,292. The subject property has an improvement assessment of \$22,942 or \$18.15 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables. They are improved with a two-story, single-family dwelling of frame construction. The comparable properties were all located within the same subarea as the subject property. The improvements ranged: in age from 70 to 76 years old; in size from 1,273 to 1,311 square feet of living area; and in assessment from \$18.20 to \$20.92 per square foot. Each of the comparable properties had a slab foundation, no central air conditioning, and a one-car garage.

The appellant also submitted a two-page rebuttal letter along with seven equity comparables that were not submitted in the appellant's case in chief, which the appellant refers to as "supplemental comparable properties."

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 Board finds that the seven "supplemental comparable properties" were improperly submitted as rebuttal evidence, and they shall be given no weight. "Rebuttal evidence shall not consist of new evidence such as an appraisal or newly discovered comparables. A party to the appeal shall be precluded from submitting its own case in chief in the guise of rebuttal evidence." 86 Ill.Admin.Code §1910.66(c). The Board finds that seven "supplemental comparable properties" which the appellant submitted in rebuttal cannot be considered by the Board under this rule.

The Board finds the best evidence of assessment equity to be the appellant's comparable #1 and the board of review comparables #1, #2, #3, and #4. These comparables had improvement assessments that ranged from \$14.57 to \$20.92 per square foot of living area. The subject's improvement assessment of \$18.15 per square foot of living area falls within the range established by the best comparables in this record. Based on this 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.

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: September 19, 2023



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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