

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Brian and Maureen Connelly  
DOCKET NO.: 03-21192.001-R-1  
PARCEL NO.: 15-01-112-018-0000

The parties of record before the Property Tax Appeal Board are Brian and Maureen Connelly, the appellants, by attorney Patrick J. Cullerton of Thompson Coburn Fagel Haber, and the Cook County Board of Review.

The subject property consists of a 77-year-old, two-story, single-family dwelling of masonry construction containing 2,696 square feet of living area and located in River Forest Township, Cook County. Features of the home include two and one-half bathrooms, a full-finished basement and a two-car attached garage.

The appellants, through counsel, submitted evidence before the Property Tax Appeal Board arguing unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellants submitted assessment data and descriptive information on seven properties suggested as comparable to the subject. The appellants also submitted a two-page brief, photographs and Cook County Assessor's Internet Database sheets for the subject and the suggested comparables and a copy of the board of review's decision. Based on the appellants' documents, the seven suggested comparables consist of two-story, single-family dwellings of masonry construction with the same neighborhood code as the subject. The improvements range in size from 2,272 to 3,542 square feet of living area and range in age from 62 to 76 years. The comparables contain from one to three full bathrooms, a finished or unfinished basement and a one-car or multi-car garage. Four comparables contain from one to three fireplaces. The improvement assessments range from \$10.18 to \$16.71 per square foot of living area.

(Continued on Next Page)

Based on the facts and exhibits presented, 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: \$ 14,077  
IMPR.: \$ 47,872  
TOTAL: \$ 61,949

Subject only to the State multiplier as applicable.

PTAB/rfd5470

Based on the evidence submitted, the appellants requested a total assessment of \$46,618, with an improvement assessment of \$32,541 or \$12.07 per square foot of living area and a land assessment to remain unchanged at \$14,077.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$63,597. The subject's improvement assessment is \$49,520 or \$18.37 per square foot of living area. In support of the assessment the board submitted property characteristic printouts and descriptive data on four properties suggested as comparable to the subject. The suggested comparables are improved with two-story, single-family dwellings of masonry construction located within three blocks of the subject. The improvements range in size from 2,212 to 2,426 square feet of living area and range in age from 63 to 75 years. The comparables contain one and one-half or two full bathrooms, a finished or unfinished basement and a multi-car garage. Three comparables contain a fireplace. The improvement assessments range from \$18.45 to \$19.89 per square foot of living area. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The appellants' argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review V. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellants have overcome this burden.

The board of review's evidence provided a 2003 and 2004 assessment printing of the subject's assessments and property characteristics. The non-triennial 2003 assessment printing disclosed a 2004 improvement reduction from \$49,520 to \$47,872 for the subject.

"A substantial reduction in the subsequent year's assessment is indicative of the validity of the prior year's assessment. Hoyme Savings & Loan Assoc. v. Hare, 60 Ill.2d 84, 90, 322 N.E.2d 833, 836 (1974); 400 Condominium Assoc. v. Tully, 79 Ill.App.3d 686, 690, 398 N.E.2d 951, 954 (1<sup>st</sup> Dist. 1979)." Therefore, the Board finds that based on the assessor's 2004 non-triennial assessment correction it is appropriate to reduce the appellants' 2003 improvement assessment to \$47,872.

As a final point, the Board finds no further reduction based on the appellants' inequity argument is warranted.

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.



Chairman



Member



Member



Member

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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: April 1, 2008



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 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 the subsequent year 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.

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.