

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Kathryn J. Donohoe
DOCKET NO.: 03-23032.001-R-1
PARCEL NO.: 32-02-201-020-0000

The parties of record before the Property Tax Appeal Board are Kathryn J. Donohoe, the appellant, by attorney Jeffrey C. Sperling of Chicago, and the Cook County Board of Review.

The subject property consists of a nine-year-old, two-story, single-family dwelling of frame and masonry construction containing 2,508 square feet of living area and located in Bloom Township, Cook County. Features of the home include two full bathrooms, a full-unfinished basement, air-conditioning, a fireplace and a two and one-half car attached garage.

The appellant's attorney submitted a one-page brief before the Property Tax Appeal Board requesting a 90 day extension of the deadline for submission of written evidence. However, no additional evidence in support of the appellant's request for a reduction in the subject's improvement assessment was provided.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$23,623. The subject's improvement assessment is \$18,270 or \$7.28 per square foot of living area. In support of the assessment the board submitted property characteristic printouts and descriptive data on three properties suggested as comparable to the subject. The suggested comparables are improved with two-story, seven or ten-year-old, single-family dwellings of frame and masonry construction located on the same street and block as the subject. The improvements range in size from 2,451 to 2,815 square feet of

(Continued on Next Page)

Based on the facts and exhibits presented, 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: \$ 5,353
IMPR.: \$ 18,270
TOTAL: \$ 23,623

Subject only to the State multiplier as applicable.

Final administrative decisions of the Property Tax Appeal Board are 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.

PTAB/rfd4811

living area. The comparables contain two and one-half bathrooms, an unfinished basement, air-conditioning, a fireplace and a three-car attached garage. The improvement assessments range from \$8.25 to \$8.77 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 appellant's 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 appellant has not overcome this burden.

The Board finds the appellant failed to provide any substantive evidence in support of her request for a reduction in the subject's assessment. The Property Tax Appeal Board further finds the appellant has failed to adequately demonstrate that the subject dwelling was inequitably assessed by clear and convincing evidence and a reduction is not warranted. Finally, the Board finds the board of review provided three equity comparables which are similar to the subject in improvement size, age, amenities and location which support the subject's current assessment.

This is a final administrative decision of the Property Tax Appeal Board are 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: September 28, 2007



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.