

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Steve Hutchinson  
DOCKET NO.: 03-25854.001-R-1  
PARCEL NO.: 14-29-407-019-0000

The parties of record before the Property Tax Appeal Board are Steve Hutchinson, the appellant, by attorney Edward P. Larkin of Park Ridge, and the Cook County Board of Review.

The subject property consists of a 115-year-old, two-story, multi-family dwelling of frame construction containing 2,110 square feet of living area with three and one-half bathrooms, a full-finished basement and a two-car detached garage. The subject is located in Lake View Township, Cook County.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellant submitted assessment data and descriptive information on three properties suggested as comparable to the subject. The appellant also submitted a three-page brief, a photograph of the subject, 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 appellant's documents, the three suggested comparables consist of two-story, 115-year-old, multi-family dwellings of masonry or frame construction located on the same street and block as the subject. The improvements range in size from 2,288 to 2,750 square feet of living area. The comparables contain two or two and one-half bathrooms and a finished or unfinished basement. Two comparables contain a two-car detached garage. The improvement assessments range from \$17.57 to \$19.93 per square foot of living area. Based on the evidence submitted, the appellant requested a reduction in the subject's improvement assessment.

(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: \$ 11,928  
IMPR.: \$ 46,420  
TOTAL: \$ 58,348

Subject only to the State multiplier as applicable.

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The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$64,185. The subject's improvement assessment is \$52,257 or \$24.77 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 frame or frame and masonry construction located within four blocks of the subject. The improvements range in size from 2,020 to 2,728 square feet of living area and range in age from four to 115 years. The comparables contain two full bathrooms and a finished or unfinished basement. Three comparables contain air-conditioning and a two-car garage and two comparables contain fireplaces. The improvement assessments range from \$26.05 to \$28.66 per square foot of living area. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant's attorney submitted a letter arguing that none of the board's comparables are located on the same street as the subject and that the subject is older than most of the board's comparables.

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 overcome this burden.

The Board finds the appellant's comparables to be somewhat similar to the subject. These three properties have improvement assessments ranging from \$17.57 to \$19.93 per square foot of living area. The subject's per square foot improvement assessment of \$24.77 falls above the range established by these properties. However, the Board finds two of the appellant's comparables vary substantially from the subject in living area, one is inferior in amenities and one varies in type of construction. After considering adjustments and the differences in the appellant's suggested comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is not supported by somewhat similar properties contained in the record. The board of review's comparables are accorded little weight because unlike the subject they are single-family dwellings.

As a result of this analysis, the Property Tax Appeal Board finds the appellant has adequately demonstrated that the subject dwelling was inequitably assessed by clear and convincing evidence and a reduction 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: December 7, 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.