

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Terry Lynch
DOCKET NO.: 04-28481.001-R-1
PARCEL NO.: 05-17-107-055-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Terry Lynch, the appellant, by attorney Stephanie Park of Stephanie Park, PC of Chicago and the Cook County Board of Review (board).

The subject property consists of an 82-year-old, two-story single-family dwelling of stucco construction containing 2,537 square feet of living area and located in New Trier Township, Cook County. The residence contains three bathrooms, a full basement, a fireplace and a one-car garage.

The appellant, through counsel, submitted evidence before the PTAB claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered 12 suggested comparable properties located within a half mile of the subject. These properties consist of two-story single-family dwellings of frame, stucco or masonry construction and range in age from 64 to 101 years. The comparables have two or three bathrooms, most with half-baths and 11 have full or partial basements, two finished. Two homes are air-conditioned and 11 have fireplaces. Eleven comparables have one, two or three-car garages. The comparables contain between 2,258 and 2,803 square feet of living area and have improvement assessments ranging from \$49,134 to \$59,716 or from \$20.43 to \$23.24 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board submitted its "Board of Review Notes on Appeal" wherein the subject's final improvement assessment of \$63,184, or \$24.91 per square foot of living area, was disclosed. In support of the subject's assessment, the board offered four suggested comparable properties located within a quarter mile of the subject. The comparables consist of two-story single-family dwellings of frame or stucco construction and range in age from 81 to 91 years. The comparables contain two or four bathrooms, full basements, one finished; three have air conditioning, all have fireplaces and three have one or two-car garages. The comparables range in size

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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: \$20,865
IMPR.: \$59,135
TOTAL: \$80,000

Subject only to the State multiplier as applicable.

PTAB/TMcG.

from 2,061 to 3,280 square feet of living area and have improvement assessments of between \$56,878 and \$83,595 or from \$25.48 to \$31.66 per square foot of living area. The board also disclosed the subject was purchased in May 2004 for \$840,500. Based on this evidence, the board requested confirmation of the subject property's assessment.

After reviewing the record and considering the evidence, the PTAB finds that it has jurisdiction over the parties and the subject matter of this appeal. 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 PTAB finds the appellant has overcome this burden.

The PTAB finds both parties submitted a total of 16 suggested comparables that are similar to the subject but with various differences. The PTAB finds the appellant's comparables four through seven and twelve are the comparables more similar to the subject and with the least differences. These properties have improvement assessments ranging from \$20.43 to \$23.24 per square foot of living area. The subject's per square foot improvement assessment of \$24.91 is above this range of properties. The PTAB gives less weight to the eleven remaining comparables because they are less similar to the subject in living area, age or construction materials. After considering the recent sale and adjustments for the differences in the suggested comparables when compared to the subject property, the PTAB finds the evidence submitted is sufficient to effect a change in the subject's assessment.

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 no 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: June 19, 2009



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.