



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

APPELLANT: William E. O'Connor
DOCKET NO.: 06-25701.001-R-2
PARCEL NO.: 05-20-319-034-0000

The parties of record before the Property Tax Appeal Board are William E. O'Connor, the appellant, by attorney Michael T. Reynolds, of Rieff Schramm Kanter & Guttman in Chicago; and the Cook County Board of Review.

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: \$ 39,274
IMPR.: \$ 165,294
TOTAL: \$ 204,568

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 21,819 square foot parcel of land improved with a two-story single family dwelling of masonry construction containing 5,127 square feet of living area. The dwelling is five years old. Features of the home include a full, unfinished basement, central air conditioning, two fireplaces and a three-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on four comparable properties described as two-story single family, masonry or frame and masonry dwellings that range in age from eight to 67 years old. The comparable dwellings range in size from 5,314 to 5,921 square feet of living area. Each comparable has central air conditioning. The comparables have one to five fireplaces, each comparable has a full basement with two being finished and each comparable have a two or three-car garage. The comparables have improvement assessments ranging from \$24.50 to \$32.24 per square foot of living area. The subject's improvement assessment is \$48.28 per square foot of living area. The appellant also submitted a copy of the Sidwell map sections for the subject and suggested comparables. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The Board of Review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$286,821 was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of two-story single family masonry or frame and masonry dwellings that range in age from 1 to 79 years old. The dwellings range in size from 5,008 to 6,235 square feet of living area. Each comparable has a full basement with one being finished, each comparable has central air conditioning, the comparables have from one to three fireplaces and each comparable has either a two or three-car garage. Two of the comparables have other improvements that were not described. These properties have improvement assessments ranging from \$48.38 to \$65.32 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal the appellant's attorney argued that the board of review comparables were not located near the subject property. The appellant asserted that each of his comparables were located within the same block as the subject and two are located on the same street as the subject property. In the support of these arguments the appellant submitted copies of Sidwell maps depicting the location of the subject property and the comparables submitted by the parties.

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 Board further finds a reduction in the subject's assessment is warranted.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. 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). After an analysis of the assessment data, the Board finds the appellant has met this burden.

The Board finds comparables #2 and #4 submitted by the appellant and comparable #3 submitted by the board of review were most similar to the subject in location, size, style, features and age. However, comparables #2 and #4 submitted by the appellant were given the most weight because they are located on the same block as the subject. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments of \$24.52 or \$32.24 per square foot of living area. The subject's improvement assessment of \$48.28 per square foot of living area is above the range established by the most similar comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is not equitable and a reduction in the subject's assessment is warranted.

Docket No: 06-25701.001-R-2

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

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 24, 2011

Allen Castrovillari

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.