

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Joyce Hennigan  
DOCKET NO.: 06-25849.001-R-1  
PARCEL NO.: 14-29-109-026-0000

The parties of record before the Property Tax Appeal Board are Joyce Hennigan, the appellant, by attorney Stephanie Park of Chicago, and the Cook County Board of Review.

The record disclosed that the subject property consists of two dwellings sited on a single 3,000 square foot parcel. The appellant's petition indicates that the multi-family dwelling containing 1,974 square feet of living area is the subject of this appeal. The subject improvement consists of a two-story, 115-year-old, multi-family dwelling of frame construction with two full bathrooms and built on slab. The second dwelling consists of a two-story, 115-year-old, single-family dwelling of frame construction containing 1,056 square feet of living area.

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 twelve properties suggested as comparable to the subject. Based on the appellant's documents, the twelve suggested comparables consist of one-story, one and one-half story or two-story, multi-family dwellings of frame, stucco or frame and masonry construction located within the subject's neighborhood. Two of the comparables are located on the same street and within one block of the subject. The improvements range in size from 1,702 to 2,286 square feet of living area and range in age from 19 to 131 years. The comparables contain two, two and one-half or three full bathrooms. Nine comparables contain a finished or unfinished basement, four comparables have air-conditioning and eight comparables contain a two-car detached garage. The improvement assessments range from \$16.67 to \$20.68 per square foot of living

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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: \$ 14,059  
IMPR.: \$ 59,426  
TOTAL: \$ 73,485

Subject only to the State multiplier as applicable.

area. Based on the evidence submitted, 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 total improvement assessment of \$59,426 was disclosed. Of the total improvement assessment, \$45,982 or \$23.29 per square foot of living area is allocated to the improvement at issue in this appeal. The board also submitted property characteristic printouts and descriptive data on four properties suggested as comparable to the subject. The suggested comparables are improved with two-story, multi-family dwellings of frame construction with the same neighborhood code as the subject. One of the comparables is located on the same street and within one block of the subject. The improvements range in size from 2,124 to 2,304 square feet of living area and range in age from 113 to 118 years. The comparables contain two full bathrooms and a full-unfinished basement. Three comparables contain a two-car detached garage. The improvement assessments range from \$23.93 to \$26.27 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.

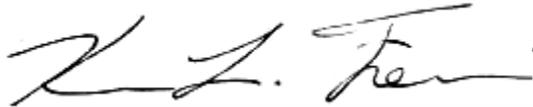
The Board finds the appellant's comparables nine and eleven and the board of review's comparable two to be the most similar properties to the subject in the record. These three properties are similar to the subject in improvement size, exterior construction, age and design. In addition, they are located on the same street and within one block of the subject and have improvement assessments ranging from \$20.28 to \$26.27 per square foot of living area. The subject's per square foot improvement assessment of \$23.29 falls within the range established by these properties. The Board finds the remaining comparables less similar to the subject in size, age, exterior construction, design and/or location. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported by similar properties contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellant has failed to adequately demonstrate that the subject's multi-family dwelling containing 1,974 square feet of living area is 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.



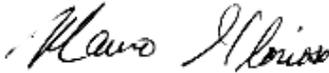
Chairman



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: July 28, 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.