

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Catherine Shortino
DOCKET NO.: 06-27860.001-R-1
PARCEL NO.: 17-33-208-027-0000

The parties of record before the Property Tax Appeal Board are Catherine Shortino, the appellant, and the Cook County Board of Review.

The subject property is a nine year old, two-story masonry dwelling containing 1,230 square feet of living area. Features include an unfinished basement, central air conditioning, and a one-car garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process. The appellant submitted four suggested comparable properties located in close proximity to the subject. The comparables are described as two-story masonry dwellings that are from 7 to 9 years old. Features include full or partial unfinished basements, central air conditioning, and one or two car garages. Comparables 1 and 4 have a fireplace. The dwellings range in size from 1,230 to 1,418 square feet of living area and have improvement assessments ranging from \$17,852 to \$24,048 or form \$12.59 to \$16.96 per square foot of living area. The subject property has an improvement assessment of \$24,747 or \$20.12 per square foot of living area. 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 \$30,617 was disclosed. In support of the subject's assessment, the board of review submitted property characteristic sheets and an assessment analysis of four suggested comparables. Comparable 1 is located in close proximity along the subject's street, while the proximate location of comparables 2 though four was not disclosed. The comparables consist of two-story masonry dwellings that are from 7 to 11 years old. Features include full or partial unfinished basements, central air conditioning, and one or two car garages. The dwellings range in size from 1,230 to 1,322 square feet of living area and have improvement assessments ranging from \$25,582 to \$28,558 or form \$20.65 to \$21.60 per square foot of living area. Based on this evidence,

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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:	\$	5,870
IMPR.:	\$	24,747
TOTAL:	\$	30,617

Subject only to the State multiplier as applicable.

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 argued the subject property was inequitably assessed. 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). After an analysis of the assessment data, the Board finds the appellant has not overcome this burden.

The Board finds the parties submitted eight suggested comparables for consideration. The Board gave less weight to comparables 2 though 4 submitted by the board of review. The Board finds the board of review failed to disclose the proximate location of these comparables in relation to the subject, which detracts from the weight of this evidence. The Board also gave less weight to comparables 1 and 4 submitted by the appellant. The Board finds these comparables are not as similar to the subject in age and size as are the remaining comparables three comparables, which are almost identical to the subject in physical characteristics.

The Board finds comparables 2 and 3 submitted by the appellant and comparable 1 submitted by the board of review are most similar to the subject property. These three comparable are located in close proximity along the subject's street. In fact, the comparables are practically identical to the subject in age, size, and amenities. They have improvement assessments of ranging from \$20,756 to \$25,582 or from \$16.87 to \$20.80 per square foot of living area. The subject property has an improvement assessment of \$24,747 or \$20.12 per square foot of living area, which falls within the range established by the most similar comparables contained in this record. After considering adjustments to the most similar comparables for any differences when compared to the subject, the Board finds the subject's improvement assessment is supported and no reduction is warranted.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables contained in the record disclose that properties located in a similar geographic area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence. As a result, no reduction in the subject's improvement assessment 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.