



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

APPELLANT: Susan/Mark Keegan/Furlane  
DOCKET NO.: 06-27993.001-R-1  
PARCEL NO.: 17-08-102-020-0000

The parties of record before the Property Tax Appeal Board are Susan Keegan and Mark Furlane, the appellants, by attorney Christopher G. Walsh, Jr. in Chicago, and the Cook County Board of Review.

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:** \$ 9,840  
**IMPR.:** \$ 57,497  
**TOTAL:** \$ 67,337

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of 3,075 square foot parcel of land and is improved with two dwelling. Improvement #1 consists of a two story, 116-year old, multi-family four-unit dwelling of frame construction containing 2,880 square feet of living area. Building #2 consists of a two-story, 116-yearold, multi-family four-unit dwelling of frame construction containing 1,656 square feet of living area. The appellant failed to include evidence of assessments of properties similar to the subject's Improvement #1 and Improvement #2 on the comparable properties grid as required by the Property Tax Appeal Board and the improvement's assessments.

The appellants' appeal is based on unequal treatment in the assessment process. The appellant submitted information on five comparable properties described as from two-story to three-story, frame and masonry multi-family dwelling containing three to four apartments. The comparable dwellings range in age from 116 to 118 years old and range in size from 2,880 to 3,096 square feet of living area. The feature include from partial, unfinished basement to full, unfinished basement. The comparables have improvement assessments ranging from \$13.42 to \$19.96 per square foot of living area. The subject's improvement assessment is \$10.11 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 was disclosed. The board of review presented descriptions and assessment information on Improvement #1 and submitted three comparable properties consisting of multi-family frame dwellings that range in age from 103 to 128 years old. The dwellings range in size from 2,976 to 3,070 square feet of living area. One of the three comparables had a full, unfinished basement. These properties have improvement assessments ranging from \$12.59 to \$12.71 per square foot of living area.

For Improvement #2, the board of review submitted three comparable properties consisting of multi-family frame dwellings that range in age from 113 to 131 years old. The dwellings range in size from 1,715 to 1,764 square feet of living area. These properties have improvement assessments ranging from \$17.48 to \$17.79 per square foot of living area. Based on this evidence, 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 Board further finds a reduction in the subject's assessment is not warranted.

The appellants 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 appellants has not met this burden.

As to Improvement #1, the Board finds one comparable submitted by the appellant and the comparables submitted by the board of review were most similar to the subject in location, size, style, exterior construction, features and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$12.59 to \$19.96 per square foot of living area. The subject's improvement assessment of \$10.11 per square foot of living area is below 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 equitable and a reduction in Improvement #1's subject's assessment is not warranted.

As to Improvement #2, the Board finds the comparable submitted by the board of review were most similar to the subject in location,

size, style, exterior construction, features and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$17.48 to \$17.79 per square foot of living area. The subject's improvement assessment of \$17.14 per square foot of living area is below 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 equitable and a reduction in Improvement #2's subject's assessment is not 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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario M. Louie*

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: May 20, 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.