



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

APPELLANT: Hibbard Road, LLC
DOCKET NO.: 06-28427.001-R-3 through 06-28427.009-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Hibbard Road, LLC, the appellant, by attorney Michael E. Crane, of Crane & Norcross 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
06-28427.001-R-3	17-05-101-049-0000	37,171	0	\$37,171
06-28427.002-R-3	17-05-101-050-0000	34,320	0	\$34,320
06-28427.003-R-3	17-05-101-001-0000	38,086	0	\$38,086
06-28427.004-R-3	17-05-101-003-0000	41,395	0	\$41,395
06-28427.005-R-3	17-05-101-004-0000	49,843	0	\$49,843
06-28427.006-R-3	17-05-101-005-0000	49,843	0	\$49,843
06-28427.007-R-3	17-05-101-006-0000	49,843	0	\$49,843
06-28427.008-R-3	17-05-101-007-0000	49,843	0	\$49,843
06-28427.009-R-3	17-05-101-080-0000	61,265	0	\$61,265

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a vacant commercial site, or class 1-00 property, consisting of nine parcels containing a total of 23,387 square feet and located in West Township, Cook County.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant submitted descriptive data and assessment information on sixteen suggested comparable properties

with the same neighborhood code as the subject. The appellant also submitted a three-page brief, photographs and Cook County Assessor's Internet Database sheets for the subject and the suggested comparables and copies of a Sidwell Map and the board of review's decision. The parcels range in size from 1,488 to 6,615 square feet with land assessments ranging from \$3,896 to \$21,829 or from \$1.32 to \$3.30 per square foot. The subject's total land assessment is \$411,609 or \$17.60 per square foot. Based on the evidence submitted, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the subject's final combined land assessment of \$411,609 or \$17.60 per square foot. In support of the assessment, the board of review offered a memorandum indicating the subject's final assessment reflects a market value \$1,870,950, or a unit price of \$80.00 per square foot. The memorandum also disclosed the sales of five properties in the subject's immediate area ranging in size from 2,320 to 12,500 square feet. The comparables sold between July 2003 and March 2005 for prices ranging from \$215,000 to \$1,851,500 or from \$92.67 to \$181.16 per square foot. The memorandum further disclosed that the median sales price per square foot was \$120.00 and the mean sales price per square foot was \$131.25 thus supporting the current assessment.

The board also provided descriptive data on six vacant commercial sites located on the same street and within eight blocks of the subject. The six equity comparables range in size from 3,000 to 3,159 square feet and have land assessments of \$17.60 per square foot.

The board of review's memorandum disclosed that the appellant utilized vacant industrial and residential comparables in its analysis, whereas, the subject property is zoned commercial. 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 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 board of review's six equity comparables to be the most similar properties to the subject in the record. These six properties are similar to the subject in size, use and location and have land assessments of \$17.60 per square foot. The subject's per square foot land assessment of \$17.60 indicates

the subject property is treated equitably when compared to similar properties. The Board finds the appellant's comparables less similar to the subject in use and/or location and accorded less weight. 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 land assessment is supported by the most 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 was inequitably assessed by clear and convincing evidence and a reduction 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank J. 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: January 21, 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.