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

APPELLANT: Lynell Stubbs
DOCKET NO.: 07-20211.001-R-1
PARCEL NO.: 31-14-202-025-0000

The parties of record before the Property Tax Appeal Board are Lynell Stubbs, the appellant(s), by attorney Rusty A. Payton, of Law Offices of Rusty A. Payton, P.C. of 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:** | $ 9,261 |
| **IMPR.:** | $ 23,359 |
| **TOTAL:** | $ 32,620 |

Subject only to the State multiplier as applicable.

## ANALYSIS

The subject property is improved with a two-story dwelling of frame and masonry construction containing 2826 square feet of living area. The dwelling is 16 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 frame or frame and masonry dwellings that range in age from 17 to 20 years old. The comparable dwellings range in size from 3016 to 3330 square feet of living area. All have fireplaces, three have central air conditioning, two have partial basements, and two have full, unfinished basements. The appellant did not include the size of any garages the comparables may have, but it appears from the photos the appellant supplied that three have two-car garages. The comparables have improvement assessments ranging from $5.54 to $6.08 per square foot of living area. The subject's

improvement assessment is $8.27 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 four comparable properties consisting of two-story frame and masonry dwellings that range in age from 11 to 19 years old. The dwellings range in size from 2944 to 3247 square feet of living area. Features include full or partial, unfinished basements, central air conditioning, fireplaces and three-car garages. Three were located on the same block as the subject. These properties have improvement assessments ranging from $8.48 to $9.60 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 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 not met this burden.

The Board finds the appellant's comparables #2 and #4 should be given reduced weight in the Board's analysis because they were of a different exterior construction than the subject. The remaining comparables were similar to the subject in most property characteristics. They had improvement assessments that ranged from $5.54 to $9.60 per square foot of living area. The subject's improvement assessment of $8.27 per square foot of living area is within the range established by the most similar comparables and is lower than the $9.60 per square foot assessment of the board of review's comparable #4, which was closest to the subject in size and was located on the same block. 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 the 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.

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: December 23, 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.