



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

APPELLANT: Terrence McNulty
DOCKET NO.: 07-20701.001-R-1
PARCEL NO.: 12-01-117-014-0000

The parties of record before the Property Tax Appeal Board are Terrence McNulty, the appellant, by attorney Anthony M. Farace, of Amari & Locallo 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: \$ 9,576
IMPR.: \$ 47,016
TOTAL: \$ 56,592

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 6,650 square foot parcel of land improved with a 36-year old, one-story, masonry, single-family dwelling, which is owner-occupied. The improvement contains 1,919 square feet of living area as well as two full baths, a full basement, as well as a two-car garage.

The appellant argued that there was unequal treatment in the assessment process of the subject's improvement as the basis of this appeal.

In support of the equity argument, the appellant submitted two grid analyses. The first grid reflected descriptive and assessment data for four suggested comparables located within the subject's neighborhood. The properties were improved with a one and one-half story, single-family dwelling of masonry exterior construction. They range: in bathrooms from one full bath to two full and one half-baths; in age from 54 to 80 years; in size from 2,033 to 2,519 square feet of living area; and in improvement assessments from \$17.56 to \$18.00 per square foot. Amenities include a full basement and a two-car garage. The

subject's improvement assessment is \$24.50 per square foot of living area.

The second grid submitted by the appellant reflected only improvement size and improvement assessments for 16 properties without further documentation. Based upon this analysis, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was \$56,592. The board of review submitted descriptive and assessment data relating to three suggested comparables located either within a quarter mile's distance or within the subject's neighborhood. The properties are improved with a one-story or one and one-half story, frame and masonry or masonry, single-family dwelling. They range: in bathrooms from two full to two full and one half-baths; in age from 36 to 55 years; in size from 1,599 to 1,896 square feet of living area; and in improvement assessments from \$23.79 to \$25.08 per square foot. The properties include a full basement and a two-car garage, while property #2 also contains a fireplace. As a result of its analysis, the board requested confirmation of the subject's assessment.

After considering the arguments as well as reviewing the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

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 data, the Board finds that the appellant has not met this burden.

The Board finds that comparables #2 and #4 submitted by the appellant as well as comparables #1 and #2 submitted by the board of review are most similar to the subject in exterior construction, improvement size, age and/or amenities. In analysis, the Board accorded most weight to these comparables. These comparables ranged in improvement assessments from \$17.58 to \$25.08 per square foot of living area. The subject's improvement assessment at \$24.50 per square foot is within the range established by these comparables.

Further, the Board accorded diminished weight to the remaining properties due to a disparity in improvement size and/or age. In addition, the Board accorded no weight to the second grid reflecting limited data on 16 properties which inhibited a comparability analysis.

Therefore, the Board finds that the appellant has not demonstrated that the subject is inequitably assessed and that the subject does not warrant a reduction in assessment.

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 Morris

Member

J. R.

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 18, 2012

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.