



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

APPELLANT: Paul Hansfield
DOCKET NO.: 07-23033.001-R-1
PARCEL NO.: 05-35-120-032-0000

The parties of record before the Property Tax Appeal Board are Paul Hansfield, the appellant, by attorney Brian P. Liston, of Law Offices of Liston & Tsantilis, P.C. 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: \$ 31,808
IMPR.: \$ 78,393
TOTAL: \$110,201

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a dwelling of masonry construction containing 2,446 square feet of living area. The dwelling is 61 years old. Features of the home include two and one half-baths and a two-car garage.

The appellant raised three arguments: that the lot size proffered by the county is inaccurate, that the improvement assessment proffered by the county is inaccurate, and there was unequal treatment in the assessment process.

As to the lot size and assessment arguments, the appellant submitted an assessment grid analysis which indicated that the subject property's land contains an 8,749 square foot parcel of land and an improvement assessment of \$83,397. In contrast, the board of review's evidence shows the subject property as containing an 11,200 square foot parcel of land and an improvement assessment of \$78,393.

As to the equity argument, the appellant submitted information on three comparable properties described as frame or frame and masonry dwellings that range: in age from 1 to 57 years; in size from 2,890 to 2,914 square feet of living area; and in improvement assessments from \$23.01 to \$30.79 square feet of living area. Features include two and one half-baths to three baths, and a fireplace. The subject's improvement assessment is \$34.10 per square feet 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 \$110,201 was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of two-story, frame and masonry, frame, or masonry dwellings that are between 4 and 61 years old. The dwellings range in size from 2,417 to 3,078 square feet of living area. Features include two to four and one half-baths and a full basement. These properties have improvement assessments ranging from \$33.61 to \$35.00 per square foot of living area.

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.

As to the issues of the subject's lot size and improvement assessment amount, the Board finds that the best evidence was submitted by the board of review via the property characteristic printout. Therefore, the Board finds that the subject property's land contains an 11,200 square foot parcel of land and an improvement assessment of \$78,393.

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 comparable #2 submitted by the appellant and comparables #1 and #2 submitted by the board of review were most similar to the subject in location, size, exterior construction 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 \$29.08 to \$33.74 per square foot of living area. The subject's improvement assessment of \$32.05 per square foot of living area is within 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

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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.

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: June 22, 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.