FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Marty Alston
DOCKET NO.: 07-23654.001-R-1
PARCEL NO.: 05-27-107-018-0000

The parties of record before the Property Tax Appeal Board are Mary Alston, the appellant, by attorney Sonja R. Johnson, of Much Shelist in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds **a reduction** 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:	$37,287
IMPR.:	$230,016
TOTAL:	$267,303

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 2-story dwelling of stucco construction containing 4,792 square feet of living area. The dwelling is 9 years old. Features of the home include a partial, unfinished basement, central air conditioning, 2 fireplaces and a 4-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on three comparable properties described as 2-story masonry or frame and masonry dwellings that range in age from 4 to 12 years old. The comparable dwellings range in size from 4,536 to 4,935 square feet of living area. All comparables feature full basements, two of which are finished. All comparables feature central air conditioning, fireplaces and 2 or 3-car garages. The comparables have improvement assessments ranging from $38.13 to $45.34 per square foot of living area. The appellant also disclosed comparable #3 was purchased but the sale was outside of the acceptable three-year timeframe. The subject's improvement assessment is $53.82 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 a description and assessment information on one comparable property - a 2-story masonry dwelling that was 4 years old. It contained 4,048 square feet of living area and featured a full, finished basement. It also had central air conditioning, 2 fireplaces and a 2-car garage. This property has an improvement assessment of $57.16 per square foot of living area. The board of review also disclosed that subject was purchased in November 2004 for $2,985,000 and the comparable was purchased in May 2004 for $2,650,000. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The appellant, in their rebuttal, states their comparables are more similar in "size, location and condition" to the subject than the board of review's comparable. However, the appellant provided no data to support their claim that the condition of their comparables more closely matches the subject than those of the board of review. The appellant did provide more detailed information on location than the board of review.

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 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 met this burden.

Although neither party submitted comparables featuring stucco exterior construction, the Board finds the comparables submitted by both parties were similar to the subject in location, size, style, features and age. These comparables had improvement assessments that ranged from $38.13 to $57.16 per square foot of living area. The subject's improvement assessment is $53.82 per square foot of living area. The Board finds three of the four comparables had a lower improvement assessment per square foot which established a pattern of inequity. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is not equitable and a reduction in the subject's assessment is 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, 2010

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.