



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

APPELLANT: Martin Sexton
DOCKET NO.: 07-29122.001-R-1
PARCEL NO.: 14-31-303-001-0000

The parties of record before the Property Tax Appeal Board are Martin Sexton, the appellant(s), by attorney Thomas J. Thorson in Oak Park, 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: \$17,664
IMPR.: \$62,078
TOTAL: \$79,742**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property contains 4,800 square feet of land, and is improved with two improvements. Counsel for the appellant only appeals the assessment of one of the improvements. The subject, is a ten year old, one-story, masonry dwelling containing 2,049 square feet of living area. The subject includes two baths, air conditioning, and a slab.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on four comparable properties described as one-story, frame or masonry dwellings that range in age from 11 to 12 years old, and in size from 1,612 to 2,500 square feet of living area. The comparable dwellings have from two and one-half to three baths, and from a one-car to a two-car garage. The comparables have improvement assessments ranging from \$20.49 to \$25.95 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 total assessment of \$79,742 was disclosed. In support of the subject's assessment, the board of review stated that the subject is one of two improvements on a single PIN. The board of review also disclosed that the improvement assessment for the subject was \$44,061, and the other

improvement's improvement assessment was \$18,017. The board of review provided descriptive and assessment information on three comparables described as one or two story, masonry dwellings ranging in age from four to eight years old, and in size from 875 to 2,406 square feet of living area. These comparables all have a full basement area. Two of the properties have air conditioning, a fireplace, and a two-car garage. These comparables have improvement assessments ranging from \$22.00 to \$24.73 per square foot of living area. The subject's improvement assessment is \$21.50 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 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 all the comparables submitted by the appellant and comparables #2 and #3 submitted by the board of review were most similar to the subject in location, size, style, exterior construction, features, 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 \$22.00 to \$25.95 per square foot of living area. The subject's improvement assessment of \$21.50 per square foot of living area is below the range established by the most similar comparables. After considering adjustments and the differences in the comparables submitted 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: May 18, 2012



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.