



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

APPELLANT: Robert & Evelyn Allen
DOCKET NO.: 08-20637.001-R-1
PARCEL NO.: 15-01-311-015-0000

The parties of record before the Property Tax Appeal Board are Robert & Evelyn Allen, the appellants, 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: \$27,232
IMPR.: \$57,899
TOTAL: \$85,131**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 1½-story dwelling of frame and masonry construction containing 2,931 square feet of living area¹. The dwelling is 56 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 2-car garage.

The appellants' appeal is based on unequal treatment in the assessment process. The appellants submitted information on three comparable properties described as 1½-story frame or masonry dwellings that range in age from 52 to 58 years old. The comparable dwellings range in size from 1,735 to 2,122 square feet of living area. All comparables feature full or partial basements, one of which is finished. All have central air conditioning, fireplaces and 1 or 2-car garages. The comparables have improvement assessments ranging from \$21.33 to \$23.24 per square foot of living area. The subject's improvement assessment is \$19.75 per square foot of living area. Based on this evidence, the appellants 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

¹ The appellants claim the subject is masonry and contains 2,358 square feet of living area. The board of review claims the subject is frame and masonry and contains 2,931 square feet of living area.

information on four comparable properties consisting of 1½-story frame and masonry dwellings that range in age from 55 to 67 years old. The dwellings range in size from 2,439 to 3,303 square feet of living area. Three comparables feature full finished basements and one is on a crawl-space foundation. All comparables have fireplaces and 1 or 2-car garages. Two comparables feature central air conditioning. These properties have improvement assessments ranging from \$10.08 to \$28.02 per square foot of living area². 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 appellants contend 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 appellants have not met this burden.

Initially the Board takes notice of the size discrepancy between the appellants and the board of review. The board of review submitted as evidence the property characteristics sheet for the subject which states the dwelling contains 2,931 square feet of living area. The appellants submitted no evidence to support their claim that the subject contains 2,358 square feet of living area. Therefore the Board finds the correct size of the subject is 2,931 square feet of living area with a corresponding improvement assessment of \$19.75 per square foot of living area.

All three of the comparables submitted by the appellant were much smaller than the subject. Comparable #3 submitted by the board of review was on a crawl space foundation. Therefore these comparables received less weight in the Board's analysis. The Board finds comparables #1, #2 and #4 submitted by the board of review were most similar to the subject in size, style, 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 \$10.08 to \$28.02 per square foot of living area. The subject's improvement assessment of \$19.75 per square foot of living area is within the range established by these comparables. 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.

² Evidence submitted by the board of review indicates that comparable #2 has a partial assessment of \$10.08 per square foot of living area.

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

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 20, 2011

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.