



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

APPELLANT: Bruce Robb
DOCKET NO.: 08-22241.001-R-1
PARCEL NO.: 09-16-106-054-0000

The parties of record before the Property Tax Appeal Board are Bruce Robb, the appellant; 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: \$ 11,385
IMPR.: \$ 36,747
TOTAL: \$ 48,132

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of an 11,860 square foot parcel improved with a 39-year-old, one-story, single-family dwelling of masonry construction containing 2,154 square feet of living area and located in Maine Township, Cook County. Features of the residence include two full bathrooms, a partial-unfinished basement, central air-conditioning, a fireplace and a two and one-half car attached garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellant submitted assessment data and descriptive information on five properties suggested as comparable to the subject. Based on the appellant's documents, the five suggested comparables consist of one-story, single-family dwellings of masonry or frame and masonry construction located on the same street and block as the subject. The improvements range in size from 2,015 to 2,284 square feet of living area and range in age from 39 to 41 years old. The comparables contain from one to two and one-half bathrooms, a finished or unfinished basement, a

fireplace and a one-car or two-car garage. Four comparables have central air-conditioning. The improvement assessments range from \$7.06 to \$17.15 per square foot of living area. Based on the evidence submitted, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$48,132. The subject's improvement assessment is \$36,747 or \$17.06 per square foot of living area. In support of the assessment the board submitted property characteristic printouts and descriptive data on four properties suggested as comparable to the subject. The suggested comparables are improved with one-story, single-family dwellings of frame or masonry construction with the same neighborhood code as the subject. One of the comparables is located on the same street and block as the subject. The improvements range in size from 1,838 to 2,351 square feet of living area and range in age from 39 to 50 years old. The comparables contain one and one-half or two and one-half bathrooms, a partial or full-unfinished basement, one or two fireplaces, central air-conditioning a two-car attached garage. The improvement assessments range from \$17.06 to \$20.02 per square foot of living area. The appellant's comparable one and the board of review's comparable one are the same property. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a multi-page letter highlighting various differences between the subject and the board of review's comparables.

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's argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that 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). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has not overcome this burden.

The Board finds the appellant's comparables one, two and three to be the most similar properties to the subject in the record. These three properties are similar to the subject in improvement size, amenities, age, exterior construction and design. In addition, they are located on the same street and block as the subject. They have improvement assessments ranging from \$17.06 to \$17.15 per square foot of living area. The subject's per square foot improvement assessment of \$17.06 falls within the range established by these properties. The appellant's comparable one and the board of review's comparable one are the same property. The Board finds the appellant's two remaining

comparables inferior to the subject in exterior construction and accorded less weight. The Board also finds the board's three remaining comparables differ from the subject in location, size and/or exterior construction and accorded less weight. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported by the most similar properties contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellant has failed to adequately demonstrate that the subject dwelling was inequitably assessed by clear and convincing evidence and no reduction 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario M. Louie

Member

Shawn P. 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: March 18, 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.