



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

APPELLANT: Julie Neag
DOCKET NO.: 08-24154.001-R-1
PARCEL NO.: 13-15-418-005-0000

The parties of record before the Property Tax Appeal Board are Julie Neag, the appellant, by attorney Lisa A. Marino of Marino & Assoc., PC 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: \$10,579
IMPR.: \$34,878
TOTAL: \$45,457**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame construction containing 1,750 square feet of living area. The dwelling is 128 years old. Features of the home include a full basement with finished recreation room area. The property has a 6,960 square foot site and is located in Jefferson Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on three comparable properties described as two-story dwellings of masonry or frame construction that ranged in size from 2,054 to 2,062 square feet of living area. The dwellings ranged in age from 87 to 111 years old. Each comparable has the same neighborhood code as the subject property. Two of the comparables have full unfinished basements while the third comparable is constructed over a concrete slab foundation. Two comparables have central air conditioning and one comparable has a two-car garage. The comparables have improvement assessments ranging from \$27,091 to \$34,343 or from \$13.14 to \$16.72 per square foot of living area. The subject's improvement assessment is \$34,878 or \$19.93 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$15.18 per square foot of living area which is the average assessment of the three suggested comparables.

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 information on four comparable properties improved with two-story dwellings of frame construction that range in size from 1,627 to 1,740 square feet of living area. The dwellings ranged in age from 108 to 118 years old. Each has the same neighborhood code as the subject property. Features of the comparables include a full unfinished basement. One of the comparables has central air conditioning and two have a one-car garage. These properties have improvement assessments ranging from \$34,331 to \$40,741 or from \$19.88 to \$23.73 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment of \$19.93 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.

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 assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989); 86 Ill.Admin.Code 1910.63(e). 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 met this burden.

The Board finds the board of review comparables are the most similar to the subject in location, size, 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 \$19.88 to \$23.73 per square foot of living area. The subject's improvement assessment of \$19.93 per square foot of living area falls within the range of and is supported by the assessments of the best comparables in this record. The Board gave diminished weight to the appellant's comparables. All three were larger than the subject property which would indicate upward adjustments to the per square foot assessment under valuation theory that larger properties tend to be less valuable on a per square foot basis than smaller properties. In addition, comparable number 1 is also significantly different in age than the subject property and comparable number 2 has a concrete slab foundation where the subject has a full finished basement. Due to the dissimilarities between the appellant's suggested comparables and the subject property, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement assessment was inequitable and a reduction in the subject's assessment is not justified.

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

Frank J. Huff

Member

Mark Morris

Member

JR

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 24, 2013

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.