



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

APPELLANT: Stoneridge Homeowners Association  
DOCKET NO.: 08-26451.001-R-1 through 08-26451.013-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Stoneridge Homeowners Association, the appellant, by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
08-26451.001-R-1	27-32-109-001-0000	5,978	19,142	25,120
08-26451.002-R-1	27-32-109-002-0000	6,721	19,142	25,863
08-26451.003-R-1	27-32-109-003-0000	7,198	24,609	31,807
08-26451.004-R-1	27-32-109-006-0000	6,135	21,876	28,011
08-26451.005-R-1	27-32-110-001-0000	6,852	21,876	28,728
08-26451.006-R-1	27-32-110-002-0000	8,081	19,142	27,223
08-26451.007-R-1	27-32-110-003-0000	6,536	21,876	28,412
08-26451.008-R-1	27-32-110-004-0000	6,001	19,142	25,143
08-26451.009-R-1	27-32-110-006-0000	6,536	19,142	25,678
08-26451.010-R-1	27-32-110-008-0000	6,166	24,610	30,776
08-26451.011-R-1	27-32-110-009-0000	6,168	21,876	28,044
08-26451.012-R-1	27-32-110-010-0000	6,168	21,876	28,044
08-26451.013-R-1	27-32-110-012-0000	6,001	19,142	25,143

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property contains a 58,715 square foot parcel of land improved with a townhome subdivision of masonry construction containing 23,799 square feet of living area. The dwellings are ten years old. Features of the properties include 39 baths, 13 fireplaces, and each unit contains a two-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 townhomes of frame and masonry construction that range in age from 16 to 17 years old. The comparable dwellings range in size from 23,205 to 24,463 square feet of living area and 26 to 36 baths, 13 fireplaces and each unit contains a two-car garage. The comparables have improvement assessments ranging from \$11.27 to \$11.69 per square foot of living area. The subject's improvement assessment is \$12.91 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 of \$391,817 was disclosed. The board of review submitted sales information for the subject property townhomes showing that the properties sold from July 1999 to July 2006 for prices ranging from \$198,000 to \$370,000. 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 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.

The Board finds the comparables submitted by the appellant were most similar to the subject in style, 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 \$11.27 to \$11.69 per square foot of living area. The subject's improvement assessment of \$12.91 per square foot of living area is above the range established by the most similar comparables. Therefore, the Board finds the subject's improvement assessment is 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: October 18, 2013



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.