



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

APPELLANT: Michael Hassell  
DOCKET NO.: 08-29626.001-R-1  
PARCEL NO.: 22-29-301-015-0000

The parties of record before the Property Tax Appeal Board are Michael Hassell, 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:** \$ 3,982  
**IMPR.:** \$ 24,268  
**TOTAL:** \$ 28,250

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 6,223 square foot parcel improved with a 20-year-old, multi-level, single-family dwelling of frame construction containing 1,149 square feet of living area and located in Lemont Township, Cook County. Features of the residence include two full bathrooms, a partial-finished basement, central air-conditioning, a fireplace and a two-car detached garage.

The appellant submitted evidence before the Property Tax Appeal Board arguing 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 three properties suggested as comparable to the subject. The appellant also submitted a one-page letter, photographs of the subject and the suggested comparables and a copy of the board of review's decision. Based on the appellant's documents, the three suggested comparables consist of multi-level, single-family dwellings of masonry or frame construction located within two blocks of the subject. The improvements range in size from 1,343 to 1,494 square feet of living area and range

in age from 16 to 23 years old. The comparables contain two full bathrooms, a partial-finished basement, central air-conditioning and a two-car garage. The improvement assessments range from \$19.37 to \$19.86 per square foot of living area.

The appellant submitted two pages described as Lemont Township comparable properties worksheets that disclosed the property index number, address, assessed value, age, classification and neighborhood code for each property. In addition, the appellant submitted one page consisting of multi-level properties located in Lemont disclosing the property index number, address, neighborhood code and assessed value. 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 \$28,250. The subject's improvement assessment is \$24,268 or \$21.12 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 multi-level, single-family dwellings of frame construction located on the same street and within one-quarter mile of the subject. The improvements range in size from 1,141 to 1,149 square feet of living area and range in age from 19 to 21 years old. The comparables contain one or two full bathrooms, a partial-finished basement and a multi-car detached garage. Two comparables have central air-conditioning and two comparables have a fireplace. The improvement assessments range from \$21.43 to \$23.72 per square foot of living area. Based on the evidence presented, 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'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 board of review's comparables to be the most similar properties to the subject in the record. These four properties are similar to the subject in improvement size, age, design, amenities and location and have improvement assessments ranging from \$21.43 to \$23.72 per square foot of living area. The subject's improvement assessment of \$21.12 per square foot of living area falls below the range established by these properties. The appellant's comparables are accorded less weight because they differ from the subject in improvement size and/or

location. 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.

Next, the appellant submitted two pages described as Lemont Township comparable properties worksheets that disclosed the property index number, address, assessed value, age, classification and neighborhood code for each property. In addition, the appellant submitted one page consisting of multi-level properties located in Lemont disclosing the property index number, address, neighborhood code and assessed value. However, the Board finds the appellant failed to provide descriptive data such as exterior construction, amenities and/or age. Without adequate descriptions of the properties, the Board finds it is impossible to evaluate their comparability to the subject.

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 a reduction 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.

*Ronald R. Cuit*

Chairman

*Frank J. Huff*

Member

Member

*Mario M. Louie*

*Shawn P. Lerbis*

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: September 23, 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.