FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: David Smith
DOCKET NO.: 08-29783.001-R-1
PARCEL NO.: 29-18-416-018-0000

The parties of record before the Property Tax Appeal Board are David Smith, the appellant, by attorney Patrick J. Hanlon, of Ungaretti & Harris LLP 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:	$2,653
IMPR.:	$5,838
TOTAL:	$8,491

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 1-story dwelling of masonry construction containing 1,010 square feet of living area. The dwelling is 48 years old. Features of the home include a full unfinished basement and a 2-car garage. The property has a 7,370 square foot site and is located in Harvey, Thornton Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on five comparable properties described as 1 or 1½-story dwellings of masonry, frame, or frame and masonry construction that range in size from 1,353 to 1,619 square feet of living area. The dwellings range in age from 82 to 90 years. Each comparable has the same neighborhood code as the subject property. Four of the comparables feature full or partial unfinished basements and one is on a crawl-space foundation. Two comparables feature central air conditioning and two have 2-car garages. The comparables have improvement assessments ranging from $5,287 to $6,742 or from $3.42 to $4.18 per square foot of living area. The subject's improvement assessment is $5,838 or $5.78 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to $4,141 or $4.10 per square foot of living area.

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 1-story dwellings of masonry construction each containing 1,075 square feet of living area. They range in age from 42 to 47 years. Each has the same neighborhood code as the subject property. Features of the comparables include full basements, one with finished area. Three have 2-car garages. These properties have improvement assessments of either $6,762 or $7,160, or either $6.29 or $6.66 per square foot of living area. 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 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 all of the appellant's comparables differed substantially from the subject in size, style, age and/or features. Therefore these comparables received less weight in the Board's analysis. The Board further finds all of the board of review comparables are the most similar to the subject in location, size, style, exterior construction 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 $6.29 to $6.66 per square foot of living area. The subject's improvement assessment of $5.78 per square foot of living area falls below the range established by the best comparables in this record. Based on this record 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.

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: July 19, 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.