



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

APPELLANT: Sutton Park Developers, LLC
DOCKET NO.: 08-29846.001-R-1
PARCEL NO.: 06-22-302-018-0000

The parties of record before the Property Tax Appeal Board are Sutton Park Developers, LLC, the appellant(s), by attorney Steven B. Pearlman, of Steven B. Pearlman & Associates 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: \$108,816
IMPR.: \$0
TOTAL: \$108,816

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of an 82,437 square foot parcel of vacant land located in Hanover Township, Cook County. The appellant argued unequal treatment in the assessment process as the basis of this appeal.

In support of the equity argument, the appellant submitted assessment information on two vacant land parcels suggested as comparable and located within the subject's neighborhood. The parcels are 117,786 and 54,450 square feet and have land assessment of \$.72 and \$.89 per square foot. These assessments reflect a market value of \$3.27 and \$4.04 per square foot. 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 land assessment of \$108,816 or \$1.32 per square foot was disclosed. The board of review's evidence indicates this assessment reflects a market value of \$6.00 per square foot. In support of the subject's assessment,

the board of review submitted a grid listing five assessment comparables. These properties are all vacant parcels located within the subject's neighborhood. The parcels range in size from 21,344 to 442,329 square feet and have land assessments that reflect a market value of \$6.00 per square foot. The board also included a grid listing the sale of 12 vacant parcels from 2004 to 2006. 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 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 PTAB finds the appellant has not met this burden.

The parties presented a total of seven vacant parcels suggested as comparable to the subject. The PTAB finds all these parcels similar to the subject. The vacant parcels range in size from 21,344 to 442,329 square feet and have land assessments that reflect a market value from \$3.27 to \$6.00 per square foot. In comparison, the subject's assessment reflects a market value of \$6.00 per square foot which is within the range of these comparables. Therefore, after considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported and a reduction in the improvement assessment 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.



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: June 22, 2012



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.