



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

APPELLANTS: John & Joan Hilton
DOCKET NO.: 09-20671.001-R-1
PARCEL NO.: 28-21-101-018-0000

The parties of record before the Property Tax Appeal Board are John & Joan Hilton, the appellant(s); 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: \$ 2,310
IMPR.: \$ 14,494
TOTAL: \$ 16,804

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property has 6,600 square feet of land, which is improved with a 44 year old, one-story, frame dwelling, containing 986 square feet of living area. The dwelling has one bath, a crawl, air conditioning, and a two and one-half-car garage.

The appellants' appeal is based on unequal treatment in the assessment process. In support of the equity argument, the appellants submitted descriptive and assessment information on four comparable properties described as one-story, frame dwellings that range in age from 44 to 52 years old, and in size from 960 to 1,152 square feet of living area. The dwellings all have one bath, and either a two-car or three-car garage. One of the comparables has a full unfinished basement, one has a slab, and two have a crawl. The assessment information provided by the appellants for the comparables did not take into consideration any adjustments made to these properties by the board of review for tax year 2009. Using the assessment information provided by the appellants, the comparables have improvement assessments ranging from \$6.12 to \$12.38 per square foot of living area. Based on this evidence, the appellants 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 \$16,804 was disclosed. In support of the subject's assessment, the board of review presented descriptions and assessment information on four comparable properties consisting of one-story, frame dwellings that range in age from 43 to 50 years old, and in size from 960 to 996 square feet of living area. All of the dwellings have one bath, and either a one-car or two-car garage. Two of the comparables have a partial unfinished basement, and two have a crawl. These properties have improvement assessments ranging from \$16.42 to \$17.72 per square foot of living area. The subject's improvement assessment is \$14.70 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 appellants contend 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 appellants have not met this burden.

The Board finds that all eight of the comparables submitted by the parties were similar to the subject in location, size, style, 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 \$6.12 to \$17.72 per square foot of living area. The subject's improvement assessment of \$14.70 per square foot of living area is within the range established by the most similar comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is equitable and a reduction in the subject's 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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 18, 2012

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.