



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

APPELLANT: Lorraine Maloy
DOCKET NO.: 09-22458.001-R-1
PARCEL NO.: 14-29-115-040-0000

The parties of record before the Property Tax Appeal Board are Lorraine Maloy, the appellant, by attorney Edward P. Larkin, of Edward P. Larkin, Attorney at Law in Des Plaines; 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: \$26,970
IMPR.: \$62,274
TOTAL: \$89,244

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2009 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property is 86 years old, and consists of a two-story dwelling of masonry construction containing 2,568 square feet of living area. Features of the home include a full

basement, central air conditioning and a three-car garage. The subject property has a 4,650 square foot site, is located in Lake View Township, Cook County and is classified as a Class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. The appellant argued that the subject is misclassified as a single-family dwelling, and should be classified and assessed as a Class 2-11 multi-family dwelling. In support of this, the appellant submitted copies of the Cook County property classification ordinance and the definitions for the classification codes, an unsigned and unverified affidavit form from the appellant's attorney attesting to the number of units in the dwelling, black and white photographs of the subject property, and copies of two apartment leases for lease terms of 1999 and from 2003 through 2004. In support of this argument the appellant submitted information on three suggested equity multi-family comparables.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$89,244. The subject property has an improvement assessment of \$62,274 or \$24.25 per square foot of living area. The board of review listed the subject as a Class 2-06 single-family dwelling and supported this by submitting the property characteristic print-out. In support of its contention of the correct assessment the board of review submitted information on four suggested equity single-family comparables.

The appellant proffered a rebuttal brief.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the appellant's evidence in support of a reclassification of the subject to be unpersuasive. The photographs are inconclusive as to whether the subject dwelling is single or multi-family. The two leases are from time periods long prior to the 2009 tax year at issue. The affidavit form purporting to stand as evidence that the dwelling is multi-family is not signed and verified.

The Board finds the best evidence of assessment equity to be board of review's comparables #2 through #4. These comparables had improvement assessments that ranged from \$26.22 to \$28.46 per square foot of living area. The subject's improvement assessment of \$24.25 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 was inequitably assessed and holds that 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: January 23, 2015



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.