



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

APPELLANT: State Bank of Countryside
DOCKET NO.: 09-29106.001-R-1
PARCEL NO.: 22-30-403-016-0000

The parties of record before the Property Tax Appeal Board are State Bank of Countryside, the appellant, by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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: \$ 13,125
IMPR.: \$ 0
TOTAL: \$ 13,125

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 57,064 square foot parcel of unimproved land. The appellant, via counsel, argued that there was unequal treatment in the assessment of the land as the basis of this appeal.

In support of the land equity argument, the appellant submitted assessment information on a total of four properties suggested as comparable to the subject. The data, in its entirety, reflects that all three of the properties are class 1-00 property as designated by the county assessor. The suggested comparables range in lot size from 58,372 to 76,574 square feet and are assessed at \$0.05 per square foot. The subject property

is assessed at \$0.63 per square foot. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's land assessment of \$35,665 was disclosed. In support of the subject's assessment, the board submitted market data for 10 properties in the subject's township. No equity comparables were submitted. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After considering the evidence and reviewing the record, 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 Board finds the appellant has met this burden.

The appellant submitted a total of four properties suggested as comparable for the Board's consideration. The Board finds these comparables most similar to the subject as they are similar in class and lot size. These properties have an assessment of \$0.05 per square foot, while the subject's assessment is \$0.63 per square foot. Therefore, after making adjustments for the location in differing neighborhoods, the Board finds that the appellant has proven by clear and convincing evidence that the subject is inequitably assessed and a reduction in its assessment is 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. Crit

Chairman

K. L. Fan

Member

Richard A. Huff

Member

Mario M. Lino

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: January 24, 2014

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.