



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

APPELLANT: Richard H. Hill
DOCKET NO.: 09-29319.001-R-1 through 09-29319.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Richard H. Hill, the appellant, by attorney Brian S. Maher of Weis, DuBrock, Doody & Maher 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-29319.001-R-1	05-27-418-005-0000	29,008	67,391	\$96,399
09-29319.002-R-1	05-27-418-006-0000	14,577	22,464	\$37,041

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of two parcels that are improved with a two-story dwelling of frame construction. The dwelling is 104 years old and contains 4,924 square feet of living area. Features of the home include a partial unfinished basement, central air conditioning, two fireplaces, and a two-car garage. The property has a 9,800 square foot site and is located in Wilmette, New Trier Township, Cook County.

The subject property is an owner occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under docket number 08-22075.001-R-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$133,440 based on the evidence submitted by the parties. The Property Tax Appeal Board finds that 2008 and 2009 are within the same general assessment period for New Trier Township. (86 Ill.Admin.Code §1910.90(i)).

The appellant's appeal is being based on overvaluation. In support of this, the appellant submitted the recent sale price of the subject. On the basis of this evidence, the appellant

requested that the subject's total assessment be reduced to \$139,000 (\$27,241 for land and \$111,759 for the improvement).

The board of review submitted its "Board of Review Notes on Appeal" wherein the 2009 final assessment of the subject property totaling \$160,174 (\$27,241 for land and \$132,933 for the improvement) was disclosed. The board of review submitted four equity comparables in support of the subject's assessment but did not submit any substantive market value evidence. The board of review did provide a list of twenty sale properties which sold from 1991 through 2008 for prices ranging from \$10 to \$1,640,000. However, descriptive evidence for these sale properties was not provided.

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. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds the prior year's decision should be carried forward to the subsequent year subject only to equalization.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board takes notice that a decision reducing the subject's 2008 assessment has been issued. The record further indicates that the subject property is an owner occupied dwelling and that 2008 and 2009 are within the same general assessment period for New Trier Township. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision plus the application of an equalization factor, if any.

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: August 23, 2013

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.