



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

APPELLANT: James & Lois Guerin
DOCKET NO.: 10-22256.001-R-1
PARCEL NO.: 01-12-403-025-0000

The parties of record before the Property Tax Appeal Board are James & Lois Guerin, the appellants, by attorney Christopher G. Walsh, Jr. 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: \$11,677
IMPR.: \$81,741
TOTAL: \$93,418

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of masonry construction containing 4,948 square feet of living area. The dwelling was 7 years old. Features of the home include a full basement with finished recreation room, a partial attic with living area, central air conditioning, two fireplaces and a three-car attached garage. The property has a 42,463 square foot site and is located in Inverness, Barrington Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on four comparable properties described as two-story dwellings of masonry or frame and masonry construction that ranged in size from 4,650 to 4,878 square feet of living area. The dwellings ranged in age from 12 to 15 years old. Each comparable has the same neighborhood code as the subject property. Features of the comparables include a full or partial basement with recreation room finish, central air conditioning, two or three fireplaces and a 3 or 3.5-car attached garage. The comparables have improvement assessments

ranging from \$64,863 to \$76,341 or from \$13.87 to \$16.35 per square foot of living area. The subject's improvement assessment is \$81,741 or \$16.52 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$76,249 or \$15.41 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties improved with two-story dwellings of masonry or frame and masonry construction that range in size from 4,334 to 4,766 square feet of living area. The dwellings ranged in age from 4 to 16 years old. Each has the same neighborhood code as the subject property. Features of the comparables include a full basement, central air conditioning and three or four-car garages. Three of the comparables have a finished recreation room in the basement. Two comparables have a fireplace and one comparable has two fireplaces. These properties have improvement assessments ranging from \$75,329 to \$166,365 or from \$17.14 to \$34.91 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 Board further finds a reduction in the subject's assessment is not warranted.

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 assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989); 86 Ill.Admin.Code 1910.63(e). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has not met this burden.

The parties to the appeal submitted a total of eight comparable properties into the record for the Board's consideration. The Board finds all of the comparables are similar to the subject in location, size, style, exterior construction, age and features, except none of the comparables have attic living area that the subject has. Due to their similarities to the subject, the

comparables received similar weight in the Board's final analysis. The comparables had improvement assessments that ranged from \$13.87 to \$34.91 per square foot of living area with six of the eight comparables ranging from \$15.65 to \$17.81. The subject's improvement assessment of \$16.52 per square foot of living area falls within 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 assessment was inequitable. Therefore, the Board finds 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: April 18, 2014



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.