



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

APPELLANT: Keith Buckley  
DOCKET NO.: 10-33153.001-R-1  
PARCEL NO.: 04-16-206-008-0000

The parties of record before the Property Tax Appeal Board are Keith Buckley, the appellant, 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: \$8,619**  
**IMPR.: \$78,288**  
**TOTAL: \$86,907**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame and masonry construction. The dwelling is approximately three years old and contains 3,940 square feet of living area. Features of the home include a full finished basement, central air conditioning, a fireplace, and a three-car garage. The subject property has a 10,140 square foot site and is located in Northbrook, Northfield Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on four suggested comparable properties described as two-story dwellings of frame, stucco, or frame and masonry construction. The comparable properties have the same assigned neighborhood code as the subject. The comparable dwellings are either 10 or 17 years old and contain from 4,114 to 4,348 square feet of living area. One comparable has a concrete slab foundation, and three comparables have full basements, one of which is finished. Each comparable has a garage, a fireplace, and central air conditioning. The comparables have improvement assessments ranging from \$74,568 to

\$76,742 or from \$17.65 to \$18.53 per square foot of living area. The subject's improvement assessment is \$78,288 or \$19.87 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$71,235 or \$18.08 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$86,907 was disclosed. The board of review presented descriptions and assessment information on four suggested comparable properties improved with two-story dwellings of frame and masonry construction. Only one of the comparable properties has the same assigned neighborhood code as the subject. The dwellings are either four or ten years old and contain from 3,956 to 4,177 square feet of living area. Each comparable has a garage, central air conditioning, one or two fireplaces, and a full basement, two of which are finished. These properties have improvement assessments ranging from \$94,381 to \$115,071 or from \$23.47 to \$29.09 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 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 not met this burden.

Both parties presented assessment data on a total of eight suggested comparables. The appellant's comparable #4 was significantly older than the subject, and comparable #2 had a concrete slab foundation that was dissimilar from the subject's full finished basement. As a result, these two comparables received reduced weight in the Board's analysis. The board of review comparables #1, #2, and #4 were located in a different neighborhood and also received reduced weight. The Board finds the appellant's comparables #1 and #3 and the board of review comparable #3 were very similar to the subject in location, age,

design, and foundation. In addition, board of review comparable #3 was very similar to the subject in living area. 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 \$75,117 to \$94,381 or from \$17.65 to \$23.47 per square foot of living area. The subject's improvement assessment of \$78,288 or \$19.87 per square foot of living area falls within the range established by the most similar comparables. 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 and 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.

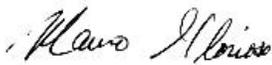


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Chairman



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Member

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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



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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.