



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

APPELLANT: Dennis & Lynn Harvey  
DOCKET NO.: 10-33972.001-R-1  
PARCEL NO.: 24-32-206-013-0000

The parties of record before the Property Tax Appeal Board are Dennis & Lynn Harvey, the appellant(s); 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:** \$ 4,230  
**IMPR.:** \$ 20,370  
**TOTAL:** \$ 24,600

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 28,200 square foot parcel of land improved with an approximately 60-year-old, one-story, frame, single-family dwelling containing 1,609 square feet of living area, two bath, air conditioning, and a full, unfinished basement. The appellant argued there was unequal treatment in the assessment process of the improvement as the basis of this appeal.

In support of the equity argument, the appellant submitted descriptions and assessment information on a total of four properties suggested as comparable and located within two blocks of the subject. The properties are described as one-story, masonry or frame and masonry, single-family dwellings. The properties have varying amenities. They range: in age from 52 to

60 years; in size from 1,047 to 1,126 square feet of living area; and in improvement assessments from \$12.64 to \$16.23 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

At hearing, the appellant clarified that the subject property was divided in 2010 and a new property identification number was issued, but that for 2008 all the information submitted was correct as to the condition of the subject at that time.

She argued that the assessment for the subject continued to increase over the years while other properties in the area are lower. She acknowledged that she listed the subject's size as 1,600 square feet of living area, but that she just rounded the county's numbers. She testified that the size of the subject as listed by the county changed in subsequent years, but that a field check was performed to correct any error. She testified that the county was correct in listing the property as 1,609 square feet of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's improvement assessment of \$20,370 or \$12.66 per square foot of living area was disclosed. In support of the subject's assessment, the board of review submitted the property characteristic printout for the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The board of review's representative, Joe Power, argued that the appellant's own comparables show that the subject is equitably assessed.

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 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 PTAB finds the appellant has not met this burden.

The appellant presented a total of four properties suggested as comparable. The PTAB finds these comparable similar to the subject in size, design, location, and construction. These properties range: in age from 52 to 60 years; in size from 1,047 to 1,126 square feet of living area; and in improvement assessments from \$12.64 to \$16.23 per square foot of living area. In comparison, the subject's improvement assessment of \$12.66 per square foot of living area is within the range of these comparables.

The constitutional provision for uniformity of taxation and valuation does not require a mathematical equality. A practical, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. Therefore, after considering adjustments and the differences in both parties' comparables when compared to the subject, the PTAB finds the subject's per square foot improvement assessment is supported and a reduction in the improvement assessment is not 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. Cuit*

Chairman

*K. L. Fern*

Member

*Tracy 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: June 20, 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.