

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: James Walsh
DOCKET NO.: 03-26819.001-R-1
PARCEL NO.: 18-07-113-007

The parties of record before the Property Tax Appeal Board (PTAB) are James Walsh, the appellant, by attorney Joseph Kuser of the law firm of Storino, Ramello & Durkin, of Rosemont, and the Cook County Board of Review (board).

The subject property consists of a 27-year-old, two-story, single-family residence of masonry construction containing 3,223 square feet of living area. The subject improvement features two baths, a basement, air conditioning, a fireplace, and a garage. The appellant contends unequal treatment in the improvement assessment as the basis of the appeal. The subject is located in Lyons Township.

The appellant submitted assessment data and descriptions on three properties located in the area of the subject property. The properties are two-story, single-family residences of masonry or stucco construction that range in age from 7 to 43 years that are located within several blocks of the subject and contain the following amenities: three or four full baths; a basement; one or three fireplaces; air conditioning; and each has a garage. They range in size from 3,194 to 6,433 square feet and have improvement assessments ranging from \$11.09 to \$13.78 per square foot of living area.

The subject improvement is assessed at \$18.77 per square foot of living area. On the basis of this analysis, the appellant requested an assessment for the subject improvement of \$40,545 or \$12.58 per square foot living area.

The board of review submitted "Board of Review Notes on Appeal" wherein the subject's improvement assessment of \$60,499, was disclosed. In addition, assessment data and descriptions on

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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: \$ 19,783
IMPR.: \$ 60,499
TOTAL: \$ 80,282

Subject only to the State multiplier as applicable.

PTAB/mmg

three properties were presented. These properties are masonry, two-story, single-family residences that range in age from 13 to 29 years of age and are located within the same neighborhood as the subject and contain the following amenities: a basement; a garage; one, two or three fireplaces; air conditioning; and two or three full baths. The properties range in size from 2,886 to 3,686 square feet of living area and have improvement assessments ranging from \$18.73 to \$19.14 per square foot of living area. On the basis of this evidence, the board 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 that a reduction in the assessment of the subject property is not warranted based on the evidence contained in the record. The Illinois Supreme Court has held that 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). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. In this case, the appellant has not met its burden.

In this appeal, there were a total of six comparable properties submitted by the parties. The board's properties and the appellant's comparable one are most similar in age, amenities and square footage of living area to the subject property and have improvement assessments ranging from \$13.58 to \$18.77 per square foot of living area. The subject improvement is assessed at \$18.77 per square foot of living area and is within the range of the most similar properties. The remaining properties are not as similar in square footage of living area.

Therefore, based on a review of the evidence in the record, the Property Tax Appeal Board finds that the appellant has not supported the contention of unequal treatment in the assessment process and a reduction in the assessment of the subject property 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.



Chairman



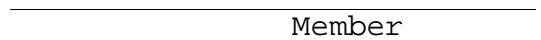
Member



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 1, 2008



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.