



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

APPELLANT: Mary Schmid  
DOCKET NO.: 11-30446.001-R-1  
PARCEL NO.: 15-33-301-009-0000

The parties of record before the Property Tax Appeal Board are Mary Schmid, the appellant(s), by attorney Letitia Challos, Attorney at Law in LaGrange Park; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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:** \$ 4,987  
**IMPR.:** \$ 23,373  
**TOTAL:** \$ 28,360

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2011 tax year. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject consists of a one and one-half-story dwelling of masonry construction. The dwelling is 59 years old. Features of the home include a partial basement with a formal recreation room, central air conditioning, and a one-car garage. The property has a 6,650 square foot site, and is located in La Grange Park, Proviso Township, Cook County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on one equity comparable.

The appellant also contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$28,360. The subject property has an improvement assessment of \$23,373. The subject's assessment reflects a market value of \$283,600 when applying the 2011 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

The appellant's evidence states that the subject's improvement size is 810 square feet of living area and that the subject should be classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance. In support of these assertions, the appellant submitted architectural drawings that purportedly depict the subject. The architectural drawings do not include the location of the building depicted, the date of the drawings, or the name of the architect that developed the drawings.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables and three sale comparables. The ASIQ printout submitted by the board of review states that the subject received a homeowner's exemption for tax year 2011, and therefore, the subject is owner-occupied. 35 ILCS 200/15-176.

The board of review's evidence states that the subject's improvement size is 954 square feet of living area, and that it is a class 2-02 property under the Cook County Real Property Assessment Classification Ordinance. No evidence submitted in support of these assertions.

At hearing, both parties reaffirmed the evidence previously submitted.

### **Conclusion of Law**

Initially, the Board finds that the subject's improvement size is 954 square feet of living area and that the subject is a class 2-34 property. "Standard of proof. Unless otherwise provided by law or stated in the agency's rules, the standard of proof in any contested case hearing conducted under this Act by an agency shall be the preponderance of the evidence." 5 ILCS 100/10-15. The appellant submitted no evidence in support of the assertion that the subject's improvement size was 810 square feet of living area or that the subject's classification is incorrect, other than architectural drawings that do not include any identifying information, such as the location of the building depicted, the date of the drawings, or the architect that developed the drawings. Such evidence is not persuasive as to the subject's improvement size or classification for tax year 2011. Therefore, the Board finds that the appellant has failed to prove, by a preponderance of the evidence, that the subject's improvement size is 810 square feet or that the subject should be classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance. The Board further finds that the subject's improvement size is 954 square feet of living area, that the subject's improvement assessment is \$24.50 per square foot of living area, and that the subject's market value is \$297.27 per square foot of living area, including land, when applying the 2011 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market

value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be appellant's comparable #3 and board of review comparables #1, #2, and #3. These comparables sold for prices ranging from \$189.64 to \$422.15 per square foot of living area, including land. The subject's assessment reflects a market value of \$297.27 per square foot of living area, including land, which is within the range established by the best comparables in this record. Based on this record, the Board finds a reduction in the subject's assessment is not warranted.

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be appellant comparable #1, and board of review comparables #1, #3, and #4. These comparables had improvement assessments that ranged from \$16.97 to \$27.08 per square foot of living area. The subject's assessment of \$24.50 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 was inequitably assessed, 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.

\_\_\_\_\_  
Chairman





\_\_\_\_\_  
Member

\_\_\_\_\_  
Member





\_\_\_\_\_  
Member

\_\_\_\_\_  
Acting Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

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 19, 2016



\_\_\_\_\_  
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.