



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

APPELLANT: Karen McDillon
DOCKET NO.: 12-20755.001-R-1
PARCEL NO.: 28-31-301-051-0000

The parties of record before the Property Tax Appeal Board are Karen McDillon, the appellant, by attorney Julie Realmuto 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: \$575
IMPR.: \$19,401
TOTAL: \$19,976

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 2012 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story dwelling of frame and masonry construction with 1,800 square feet of living area. The dwelling is approximately 15 years old. Features of the home include a full unfinished basement, central air conditioning, one fireplace and a two-car garage. The property has a 1,771 square foot site and is located in Tinley Park, Bremen Township, Cook County. The subject is classified as a

class 2-95 individually owned townhome or row house under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three purported equity comparables. However, the grid analysis prepared by the appellant disclosed that comparables #2 and #3 had the same address, consecutive parcel numbers (PINs) and the same improvement description. The Board finds this evidence indicates that comparables #2 and #3 have a prorated improvement assessment over two PINs. The three comparables were improved with two-story dwellings of frame and masonry construction that had either 1,718 and 2,172 square feet of living area. The comparables were either 4 or 20 years old. The comparables had improvement assessments ranging from \$248 to \$22,650 or from \$.14 to \$13.18 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$11,862.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$19,976. The subject property has an improvement assessment of \$19,410 or \$10.78 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables. The comparables were improved with two-story dwellings of frame and masonry construction that each had 1,800 square feet of living area. Each dwelling was 15 years old. The comparables were located along the same street and within the same block as the subject property and had the same classification code as the subject property. Each comparable had a slab foundation, central air conditioning and a two-car garage. The comparables had improvement assessments of \$19,353 and \$19,354 or \$10.75 per square foot of living area.

Conclusion of Law

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 comparables submitted by the board of review. These comparables were most similar to the subject in location, age, size and style. The board of review comparables were inferior to the subject in features in that each had a slab foundation and none of the comparables had a fireplace as does the subject property. These comparables had improvement assessments of \$10.75 per square foot of living area. The subject's improvement assessment of \$10.78 per square foot of living area falls slightly above the range established by the best comparables in this record but justified considering the subject has a full basement and a fireplace. One of the appellant's comparables (#2/#3) had an improvement assessment of \$13.18 per square foot of living area, which is greater than the subject's improvement assessment. Appellant's comparable #1 appears to be an outlier with an improvement assessment of \$.14 per square foot of living area and is given little weight. Furthermore, each of the appellant's comparables differed from the subject in age. 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



Acting Member



Member

Acting 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: February 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.