



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

APPELLANT: Cathy Donnelly
DOCKET NO.: 14-21189.001-R-1
PARCEL NO.: 05-33-408-001-0000

The parties of record before the Property Tax Appeal Board are Cathy Donnelly, the appellant, by attorney John S. Xydakis of the Law Offices of John S. Xydakis in Chicago; 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: \$8,750
IMPR.: \$37,215
TOTAL: \$45,965

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 2014 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 is improved with 1.5-story dwelling of frame and masonry construction with 1,838 square feet of living area. The dwelling is approximately 85 years old. Features of the property include a partial basement finished with a recreation room, central air conditioning and a two-car garage. The property has a 6,250 square foot site and is located in Wilmette, New Trier Township, Cook County. The subject is classified as a class 2-04 property 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 equity comparables improved with two 1-story dwellings and a 1.5-story dwelling of masonry or frame and masonry construction that range in size from 1,882 to 1,998 square feet of living area. The dwellings range in age from 64 to 91 years old. Each comparable has a basement and a fireplace.

Two comparables have central air conditioning. The properties have improvement assessments ranging from \$29,484 to \$32,950 or from \$15.55 to \$16.49 per square foot of living area. The appellant requested the subject's improvement be reduced to \$29,426.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$45,965. The subject property has an improvement assessment of \$37,215 or \$20.25 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables improved with 1.5-story dwellings of frame, masonry or frame and masonry construction that ranged in size from 1,880 to 2,016 square feet of living area. The dwellings ranged in age from 84 to 91 years old. Three comparables have basements with two being finished, two comparables have central air conditioning, each comparable has a fireplace and three comparables have garages. These properties have improvement assessments ranging from \$39,164 to \$50,711 or from \$20.83 to \$25.33 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 appellant's comparable #3 and board of review comparables #1, #3 and #4. These were most similar to the subject in style and were generally similar to the subject in features. Their improvement assessments ranged from \$16.49 to \$25.33 per square foot of living area. The subject's improvement assessment of \$20.25 per square foot of living area falls within the range established by the best comparables in this record. Less weight was given appellant's comparables #1 and #2 due to differences from the subject in style/design. Less weight was given board of review comparable #2 due to differences from the subject in features, especially the fact this property did not have a basement. 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



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: _____

May 19, 2017



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.