



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

APPELLANT: James Bryson
DOCKET NO.: 14-29443.001-R-1
PARCEL NO.: 29-22-111-016-0000

The parties of record before the Property Tax Appeal Board are James Bryson, 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: \$2,822
IMPR.: \$8,427
TOTAL: \$11,249

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 consists of a multi-level dwelling of frame exterior construction that is approximately 42 years old.¹ Features of the home include a full basement with finished area, central air conditioning, one fireplace and a 2.5-car garage. The property has a 7,527 square foot site and is located in South Holland, Thornton Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of the inequity claim, the appellant submitted information on three

¹ The appellant reports that the subject property is a multi-level dwelling that has 1,322 square feet of living area and the board of review reports it has 1,393 square feet of living area. The Property Tax Appeal Board finds that neither party submitted any evidence to support their position on the correct amount of living area. The Board finds the conflicting dwelling size will not prevent the Board from determining the correct assessment of the subject property based on the evidence in the record.

assessment comparables. The comparables are comprised of multi-level dwellings of frame or frame and masonry exterior construction. The dwellings are from 32 to 52 years old. Each comparable has a partial basement, two comparables have central air conditioning and one comparable has a fireplace. Photographs of the comparables indicate comparables #1 and #3 have two-car attached garages. The dwellings have improvement assessments ranging from \$3,430 to \$5,377. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$4,720.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$11,249. The subject property has an improvement assessment of \$8,427. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the same neighborhood code as the subject property. The comparables are comprised of multi-level dwellings of frame, masonry or frame and masonry exterior construction that range in age from 39 to 54 years old. Each comparable has a partial basement with finished area, each comparable has central air conditioning, two comparables have a fireplace and each comparable has a two-car garage. The dwellings have improvement assessments ranging from \$8,305 to \$10,327. Based on this evidence, the board of review requested that the assessment be confirmed.

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 parties submitted seven suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #3 due to its lack of central air conditioning when compared to the subject's dwelling with central air conditioning.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #2 and the board of review's comparables. These comparables are more similar to the subject in exterior construction, age and features when compared to the subject property. These comparables had improvement assessments that ranged from \$3,430 to \$10,327. The subject's improvement assessment of \$8,427 falls within the range established by the best comparables in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting Member



Member



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: February 20, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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