



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

APPELLANT: Robert Cummings  
DOCKET NO.: 14-36050.001-R-2  
PARCEL NO.: 17-03-103-005-0000

The parties of record before the Property Tax Appeal Board are Robert Cummings, the appellant, by Christopher G. Walsh, Jr., Attorney at Law, 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 A Reduction 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:** \$ 54,264  
**IMPR.:** \$162,426  
**TOTAL:** \$216,690

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 a single-family owner-occupied residence that is located in North Chicago Township, Cook County.

The appellant presented a legal argument before the Property Tax Appeal Board claiming the subject's 2014 assessment was incorrect as a matter of law. The appellant requested the Property Tax Appeal Board carry forward its prior year's decision as provided by section 16-185 of the Property Tax Code. (35 ILCS 200/16-185). The record shows the Property Tax Appeal Board issued a decision lowering the subject's assessment to \$216,690 the prior tax year under Docket Number 13-35859.001-R-1. The appellant's counsel asserted the subject property is an owner-occupied residence and that tax years 2013 and 2014 are within the same general assessment period. Based on this argument, the appellant requested the subject's assessment as determined by the Board for the 2013 tax year, be carried forward to the 2014 tax year pursuant to section 16-185 of the Property Tax Code. (35 ILCS 200/16-185).

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$362,086. The notes on appeal also disclosed that the 2012 tax year was the first year of the triennial general assessment period for North Chicago Township, Cook County. In support of the subject's assessment, the board of review submitted four assessment comparables and one comparable sale to demonstrate the subject's assessment reflects market and was uniformly assessed. The board of review did not address the legal contention raised by the appellant.

### **Conclusion of Law**

The appellant contends the subject's assessment was incorrect based on a contention of law. 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 Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant argued the Property Tax Appeal Board's decision for the 2013 tax year should be carried forward to the 2014 tax year pursuant to section 16-185 of the Property Tax Code. (35 ILCS 200/16-185). The record shows the subject property was the matter of an appeal before the Property Tax Appeal Board the prior tax year under Docket Number 13-35859.001-R-1. In that appeal, the Board issued a decision lowering the subject's assessment to \$216,690.

Section 16-185 of the Property Tax Code provides in relevant part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review. (35 ILCS 200/16-185).

The Board finds section 16-185 of the Property Tax Code (35 ILCS 200/16-185) is controlling in this matter. Therefore, the board of review's assessment equity and market value evidence was given no weight as it fails to address the legal issue raised by the appellant. Based on the statutory mandates of section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds its decision for the 2013 tax year shall be carried forward to the subsequent 2014 tax year. The Board finds the evidence in the record indicates that the subject property is an owner-occupied residence and that the 2013 and 2014 tax years are within the same general assessment period for North Chicago Township. There is no evidence in the record showing that the subject property subsequently sold in an arm's-length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based or that the decision of the Property Tax Appeal Board was reversed or modified upon review. For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision of \$216,690.

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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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:

October 19, 2021



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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