



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

APPELLANT: Virginia Beatty
DOCKET NO.: 16-20227.001-R-1
PARCEL NO.: 11-18-411-002-0000

The parties of record before the Property Tax Appeal Board are Virginia Beatty, the appellant(s), 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: \$13,500
IMPR.: \$56,213
TOTAL: \$69,713

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 2016 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 contains two residential improvements situated on one parcel. Improvement #1 is a 138 year-old, two-story dwelling of frame construction containing 2,787 square feet of living area. Improvement #2 is a 16 year-old, two-story dwelling of frame construction containing 912 square feet of living area. The property has a 9,000 square foot site located in Evanston Township, Cook County. It is a Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information and photographs on seven suggested equity comparables only for Improvement #1. The appellants comparables range: in building size from 2,242 to 3,317 square feet of living area; in age from 128 to 138 years; and in improvement assessments from \$16.25 to \$17.67 per square foot of living area. The appellant did not submit

information on Improvement #2. However, the appellant also listed the total for both improvement assessments when calculating the improvement assessment per square foot of Improvement #1. The appellant requested a total assessment reduction to \$62,746.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$69,713. Improvement #1 has an improvement assessment of \$38,105, or \$13.67 per square foot of living area. Improvement #2 has an improvement assessment of \$18,108, or \$19.86 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables for Improvement #1, and four suggested equity comparables for Improvement #2.

Conclusion of Law

The appellant 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 Improvement #1 assessment equity to be the appellant's comparable(s) #3 and #4, and all of the board of review's comparable(s). These comparables had improvement assessments that ranged from \$17.37 to \$22.46 per square foot of living area. The assessment for Improvement #1 of \$13.67 per square foot of living area falls *below* the range established by the best comparables in this record. The Board finds the best evidence of Improvement #2 assessment equity to be the board of review's comparables #2, #3, and #4. These comparables had improvement assessments that ranged from \$20.83 to \$36.31 per square foot of living area. The assessment for Improvement #2 of \$19.86 per square foot of living area falls *below* 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 holds that 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(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: March 19, 2019



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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