



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

APPELLANT: Donald Flanigan
DOCKET NO.: 16-21494.001-R-1
PARCEL NO.: 23-02-200-023-0000

The parties of record before the Property Tax Appeal Board are Donald Flanigan, the appellant, by Mary Kate Gorman, 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 **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: \$6,916
IMPR.: \$19,131
TOTAL: \$26,047

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 consists of a one-story dwelling of masonry exterior construction with 1,883 square feet of living area. The dwelling is approximately 15 years old. Features include a full unfinished basement, central air conditioning, a fireplace and a 2-car garage. The property has a 12,576 square foot site and is located in Hickory Hills, Palos 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 as the basis of the appeal. In support of this argument the appellant submitted limited information on three equity comparables located from .34 to 2.11 miles from the subject property. The comparables are improved with one-story dwellings of masonry exterior construction that range in age from 30 to 45 years old. Two of the comparables have central air conditioning and one comparable has a fireplace. The grid analysis did not disclose amenities such as basements or garages, however, photographs supplied by the

appellant indicate that the comparables have a garage. The dwellings range in size from 1,856 to 1,985 square feet of living area and have improvement assessments ranging from \$16,257 to \$19,017 or from \$8.68 to \$9.58 per square foot of living area. The appellant requested the improvement assessment be reduced to \$16,344 or \$8.68 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$26,047. The subject property has an improvement assessment of \$19,131 or \$10.16 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. Three of the comparables have different neighborhood assessment codes than the subject property. The comparables are improved with one-story dwellings of frame and masonry or masonry exterior construction that range in age from 25 to 51 years old. The comparables have central air conditioning, partial or full basements, with one having finished area and 2-car or 3-car garages. Three of the comparables have one or two fireplaces. The dwellings range in size from 1,818 to 2,290 square feet of living area and have improvement assessments ranging from \$18,888 to \$23,466 or from \$10.25 to \$10.51 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 information on a total of seven suggested equity comparables for the Board's consideration. The Board finds that the appellant's and board of review comparables differed from the subject in age and location but were similar to the subject in design, dwelling size and other features. The Board notes that the appellant's and board of review comparables had improvement assessments that ranged from \$8.68 to \$10.51 per square foot of living area. The subject's improvement assessment of \$10.16 per square foot of living area falls within this range. After considering adjustments and the differences in these comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is equitable and a reduction in the subject's assessment is not warranted.

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: May 21, 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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