



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

APPELLANT: Chris Murphy
DOCKET NO.: 17-21111.001-R-1
PARCEL NO.: 10-11-105-042-0000

The parties of record before the Property Tax Appeal Board are Chris Murphy, the appellant, by Amy C. Floyd, 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: \$5,019
IMPR.: \$30,991
TOTAL: \$36,010

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 2017 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 two-story townhome of masonry exterior construction with 1,547 square feet of living area. The dwelling is 60 years old and has an unfinished basement. Features include central air conditioning, one fireplace, and a one-car garage. The property has a 3,861 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-95 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 four equity comparables that are located on the same neighborhood code as the subject property. The comparables are located within the same street as the subject property based upon the addresses submitted in the appellant's grid analysis. The comparables are improved with two-story townhomes of masonry exterior construction that are 1,500 or 1,560 square feet of living area.

The townhomes are each 59 years old. The appellant reported “Unfinished” for each comparable within the “finished basement area” of the grid analysis; and apparently, each comparable has at least one fireplace since the appellant reported “yes” in the fireplace section of the grid analysis. No data on garages was supplied by the appellant. The comparables have improvement assessments ranging from \$26,625 to \$27,684 or from \$17.39 to \$18.00 per square foot of living area. Based on this evidence, the appellant requested that the subject’s improvement assessment be reduced to \$27,459 or \$17.75 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 \$36,010. The subject property has an improvement assessment of \$30,991 or \$20.03 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables that are located within the same neighborhood code as the subject property. The comparables are located on the subject’s same block and/or the same street as the subject property based upon the addresses submitted in the board of review’s grid analysis. The comparables are improved with two-story townhomes of masonry exterior construction ranging in size from 1,255 to 1,547 square feet of living area. The townhomes range in age from 59 to 61 years old. Each comparable has a full unfinished basement or a partial basement with finished area, one fireplace, and a one-car garage. One comparable has central air conditioning. The comparables have improvement assessments ranging from \$26,445 to \$32,464 or from \$17.63 to \$21.39 per square foot of living area. Based on this evidence, the board of review requested that the subject’s 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 six suggested comparables for the Board’s consideration. The Board recognizes the appellant's comparable #4 is the same property as the board of review comparable #3, which is located at “2547 Marcy Ave” in Evanston, and there is a discrepancy between the assessment information reported in both parties’ grid analyses. The Board finds the discrepancy will not prevent the Board from determining the correct assessment of the subject property based on the evidence in this record.

The Board gives less weight to the board of review comparable #2 with variations in property characteristics to the subject property when there are comparables in this record practically identical to the subject in every aspect.

The Board finds the best evidence of assessment equity to be both parties common comparable, the appellant’s comparables #1 through #3, and the board of review comparable #1. These

comparables are located on the subject's same street and are nearly identical in property characteristics to the subject, except each comparable lacks central air conditioning, unlike the subject. Additionally, the Board finds the board of review comparable #1 is the one best comparable in this record since it is also identical to the subject in age and dwelling size. These six comparables have improvement assessments ranging from \$17.39 to \$20.99 per square foot of living area. The subject's improvement assessment of \$20.03 per square foot of living area falls within the range of the best comparables in this record and below the improvement assessment of the one best comparable in this record. After considering adjustments to the comparables for differences when compared to the subject, 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. 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: November 17, 2020



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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