



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

APPELLANT: Eric Jeskey
DOCKET NO.: 19-42430.001-R-1
PARCEL NO.: 07-29-108-019-0000

The parties of record before the Property Tax Appeal Board are Eric Jeskey, the appellant 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: \$4,394
IMPR.: \$19,943
TOTAL: \$24,337

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 2019 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 bi-level dwelling of frame exterior construction with 976 square feet of above ground living area.¹ The dwelling is approximately 51 years old. Features of the home include a full basement with finished area, central air conditioning, a fireplace and a one-car garage with 200 square feet of building area.² The property has a 9,252 square foot site and is located in Schaumburg, Schaumburg Township, Cook County. The subject is classified as a class 2-02 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 a grid analysis and photographs of

¹ Photographic evidence provided by the parties depict the subject dwelling with a bi-level design.

² The appellant reported the subject dwelling has central air conditioning which was not reported by the board of review.

the subject and four equity comparables. The comparables are located within the same neighborhood code as the subject property and either .75 of a mile or 1 mile from the subject property. The comparables are improved with class 2-02, bi-level or one-story dwellings of frame exterior construction ranging in size from 962 to 988 square feet of above ground living area. The dwellings range in age from 55 to 57 years old. One comparable has a full basement with finished area, three comparables have no basements, each comparable has central air conditioning, one comparable has a fireplace and three comparables each have a 200 square foot garage. The comparables have improvement assessments that range from \$14,596 to \$15,737 or from \$14.77 to \$16.11 per square foot of above ground living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$15,108 or \$15.48 per square foot of above ground living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,337. The subject property has an improvement assessment of \$19,943 or \$20.43 per square foot of above ground living area.

In support of its contention of the correct assessment, the board of review submitted a grid analysis and photographs of the subject and four equity comparables. The comparables are located within the same neighborhood code as the subject property and either on the same block or within ¼ of a mile from the subject. Each comparable is improved with a bi-level 2-02 class dwelling of frame exterior construction with 976 square feet of above ground living area and approximately 51 years old. The comparables have full or partial basements with two having finished area and two comparables each have a one-car garage. The comparables have improvement assessments that range from \$20,567 to \$20,847 or from \$21.07 to 21.36 per square foot of above ground 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 provided eight suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to appellant's comparables, as comparables #1, #2 and #4 have dissimilar one-story dwellings with no basements, in contrast to the subject's bi-level design with a finished basement and comparables #2, #3 and #4 are located one mile away from the subject.

The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review. These comparables are most similar, if not identical, to the subject in location, dwelling size, design and age but have varying degrees of similarity in features when compared

to the subject. The comparables have improvement assessments that range from \$20,567 to \$20,847 or from \$21.07 to \$21.36 per square foot of above ground living area. The subject's improvement assessment of \$19,943 or \$20.43 per square foot of above ground living area is 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 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: August 24, 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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