



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

APPELLANT: Brian Shea
DOCKET NO.: 20-40277.001-R-1
PARCEL NO.: 18-04-313-001-0000

The parties of record before the Property Tax Appeal Board are Brian Shea, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. 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: \$5,580
IMPR.: \$68,955
TOTAL: \$74,535

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 2020 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 single-family dwelling of stucco exterior construction with 3,558 square feet of living area. The dwelling is approximately 120 years old. Features of the home include a full unfinished basement, a full unfinished attic, central air conditioning, a fireplace and a detached two-car garage. The property has a 6,200 square foot site and is located in La Grange, Lyons Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal concerning the improvement assessment. In support of this argument, the appellant submitted information on five equity comparables located in the same neighborhood code as the subject and within .59 of a mile from the subject. The comparables consist of class 2-06 two-story single-family dwellings of stucco, frame, masonry or frame and masonry exterior construction ranging in age from 92 to

126 years old. The homes range in size from 3,817 to 4,041 square feet of living area. Each dwelling has a full unfinished basement and four dwellings each have an attic, with living area. The comparables have central air conditioning and from a one-car to a three-car garage. Four comparables each have either one or two fireplaces. The comparables have improvement assessments ranging from \$53,771 to \$72,247 or from \$14.09 to \$17.88 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$60,059 or \$16.88 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 \$74,535. The subject property has an improvement assessment of \$68,955 or \$19.38 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 located in the same neighborhood code as the subject and within ¼ of a mile from the subject. The comparables consist of class 2-06 two-story dwellings of stucco or frame exterior construction ranging in age from 110 to 132 years old. The homes range in size from 3,350 to 4,534 square feet of living area. Each dwelling has a full basement, one of which has finished area. Three comparables have central air conditioning and each has either one or three fireplaces and either a two-car or a three-car garage. The comparables have improvement assessments ranging from \$77,607 to \$81,503 or from \$17.57 to \$23.37 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 a total of nine equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 through #4 due to differences in age, dwelling size and/or finished attic area when compared to the subject dwelling. The Board has given reduced weight as well to board of review comparables #1, #2 and #4 due to differences in age, dwelling size and/or finished basement area when compared to the subject dwelling.

The Board finds the best evidence of assessment equity to be appellant's comparable #5 and board of review comparable #3 which are most similar to the subject in location, age, dwelling size and some features. Upward adjustments would be necessitated to appellant's comparable #5

for its lack of a full unfinished attic when compared to the subject. These two most similar comparables to the subject in the record have improvement assessments of \$70,877 and \$78,306 or of \$17.71 and \$23.37 per square foot of living area, respectively. The subject's improvement assessment of \$68,955 or \$19.38 per square foot of living area falls below the best comparables in this record in terms of overall assessment and is bracketed by the two best comparables on a square foot basis which appears logical when considering appropriate adjustments to the best comparables for differences when compare to the subject. 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:

May 21, 2024



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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