



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

APPELLANT: Robert J. Bingham  
DOCKET NO.: 20-40776.001-R-1  
PARCEL NO.: 27-07-404-020-0000

The parties of record before the Property Tax Appeal Board are Robert J. Bingham, the appellant, by attorney William I. Sandrick, of Sandrick Law Firm, LLC in South Holland; 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:** \$9,456  
**IMPR.:** \$43,911  
**TOTAL:** \$53,367

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 2-story dwelling of masonry exterior construction with 3,850 square feet of living area. The dwelling is approximately 30 years old. Features of the home include a basement with formal recreation room,<sup>1</sup> central air conditioning, two fireplaces, and a 3-car garage. The subject also has an additional unspecified "improvement."<sup>2</sup> The property has a 29,098 square foot site and is located in Orland Park, Orland Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

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<sup>1</sup> The appellant failed to disclose whether the subject and the appellant's comparables have a finished basement or not. The board of review disclosed that the subject has a recreation room in the basement which was not disputed by the appellant in rebuttal.

<sup>2</sup> The additional "improvement" was reported by the board of review and not refuted by the appellant.

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 three equity comparables located within one block from the subject and in the same assessment neighborhood code as the subject property. The comparables consist of 2-story class 2-08 dwellings of masonry exterior construction ranging in size from 4,006 to 4,345 square feet of living area. The homes range in age from 31 to 33 years old. Each comparable features a full or partial basement, central air conditioning, two or three fireplaces, and a 2.5-car, a 3-car, or a 4-car garage. The comparables have improvement assessments that range from \$38,618 to \$42,294 or from \$9.64 to \$9.91 per square foot of living area. Based on this evidence, the appellant requested a reduction to the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$53,367. The subject property has an improvement assessment of \$43,911 or \$11.41 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 located within the same assessment neighborhood code as the subject property. The comparables consist of 2-story class 2-08 dwellings of masonry exterior construction ranging in size from 4,133 to 4,238 square feet of living area. The homes range in age from 22 to 28 years old. Each comparable features an unfinished basement, central air conditioning, one or two fireplaces, and a 3-car or a 4-car garage. The comparables have improvement assessments that range from \$48,025 to \$56,835 or from \$11.54 to \$13.41 per square foot of living area.

### **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 six equity comparables in support of their positions before the Property Tax Appeal Board. The Board finds the parties' comparables to be relatively similar to the subject, albeit with varying degrees of similarity to the subject in terms of dwelling size and other characteristics. Specifically, each comparable in the record is larger in dwelling size relative the subject dwelling, suggesting that some degree of downward adjustments to the comparables is necessary in order to make them more equivalent to the subject. Conversely, none of the comparables are described as having a finished basement, dissimilar to the subject's recreation room in the basement, thus requiring some upward adjustments to the comparables in addition to the subject's unspecified improvement not present for any other comparable. The comparables in this record have improvement assessments ranging from \$38,618 to \$56,835 or from \$9.64 to \$13.41 per square foot of living area. The subject's improvement assessment of \$43,911 or \$11.41 per square foot of living area falls within the range established by the comparables in this record both in terms of overall improvement assessment and on a per square foot of living area basis.

After considering adjustments to the comparables for any differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and, therefore, 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.

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Chairman



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Member



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Member



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Member



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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: June 18, 2024



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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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