



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

APPELLANT: Timothy McSweeney
DOCKET NO.: 21-48735.001-R-1
PARCEL NO.: 25-18-111-016-0000

The parties of record before the Property Tax Appeal Board are Timothy McSweeney, the appellant, by Mary Kate Gorman, Attorney at Law in Tinley Park; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **a reduction** 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: \$7,750
IMPR.: \$24,150
TOTAL: \$31,900

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 2021 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 dwelling of masonry exterior construction with 1,924 square feet of living area. The dwelling is approximately 98 years old. Features include a concrete slab foundation, 2 bathrooms, and a one-car garage. The property has a 6,200 square foot site and is located in Chicago, Lake Township, Cook County. The subject dwelling is classified as a class 2-05 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 within the same neighborhood code as the subject property and from 0.32 of a mile to one mile from the subject property. The comparables are improved with class 2-05 dwellings of frame exterior construction ranging in size from 1,933 to 2,046 square

feet of living area. The dwellings range in age from 97 to 126 years old. Each comparable has a concrete slab foundation, 1 or 2 full bathrooms with one comparable having a half bath and a one-car garage. One comparable has a fireplace. The comparables have improvement assessments ranging from \$17,688 to \$24,125 or from \$8.83 to \$12.48 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$21,222.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,000. The subject property has an improvement assessment of \$26,250 or \$13.64 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 that are located within the same neighborhood code and same block as the subject property. The comparables are improved with class 2-05, two-story dwellings of masonry exterior construction ranging in size from 1,885 to 1,990 square feet of living area. The dwellings range in age from 79 to 94 years old. Each comparable has a basement with two comparables having finished area, 1 to 3 full bathrooms, either 1 or 2 half baths, and a fireplace. Two comparables each have central air conditioning, and three comparables each have a two-car garage. The comparables have improvement assessments ranging from \$27,272 to \$30,250 or from \$14.00 to \$16.05 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted eight comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2 due to differences in their location or age when compared to the subject. The Board also gives less weight to the board of review comparables, each of which have a basement, unlike the subject, and also the newer age of comparable #3.

The Board finds the best evidence of assessment equity to be the appellant's comparables #3 and #4. These comparables are approximately 7 to 10 years older than the subject dwelling and are similar to the subject in location, age, bathroom count, dwelling size, foundation type and some features. These comparables have improvement assessments of \$24,125 or \$12.16 and \$12.48 per square foot of living area, respectively. The subject's improvement assessment of \$26,250 or \$13.64 per square foot of living area falls above the two best comparables in this record. Based on this record and after considering adjustments to the two best comparables for differences when compared to the subject, the Board finds the appellant demonstrated the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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: January 21, 2025



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Timothy McSweeney, by attorney:
Mary Kate Gorman
Attorney at Law
18400 Maple Creek Drive
Suite 200
Tinley Park, IL 60477

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602