



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

APPELLANT: Joseph Hendrickson  
DOCKET NO.: 22-27995.001-R-1  
PARCEL NO.: 08-10-112-040-0000

The parties of record before the Property Tax Appeal Board are Joseph Hendrickson, 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:** \$8,706  
**IMPR.:** \$64,905  
**TOTAL:** \$73,611

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 2022 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 an 8,706-square-foot parcel of land improved with an 18-year-old, two-story, masonry, single-family dwelling containing 3,836 square feet of building area. Amenities of the home include a basement, air conditioning, two fireplaces, and a three-car garage. The property is in Arlington Heights, Elk Grove Township, Cook County, and is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity as the basis of the appeal. In support of this argument, the appellant submitted three equity comparables. These properties are described as two-story, masonry, single-family dwellings located within 900 feet of the subject property. These properties have one fireplace, two or three-car garages and air conditioning. They range: in age from 22 to 37 years old; in size 3,839 to 4,104 square feet of building area; and in improvement assessment from \$13.36 to \$15.66 per square foot of building area. The appellant is requesting a total

assessment of \$67,780. The appellant also included two "Board of Review Analysis/Evidence Sheet" from the board of review level appeal which listed limited information on eight properties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$73,611 with an improvement assessment of \$64,905 or \$16.92 per square foot of building area.

In support of the assessment, the board of review submitted four equity comparables. These properties are described as two-story, frame or masonry, single-family dwellings located within a subarea of the subject property. They have full basements and air conditioning. They range: in age from 10 to 28 years old; in size from 3,813 to 4,349 square feet of building area; and improvement assessments from \$17.31 to \$22.23 per square foot of building area.

In rebuttal, the appellant submitted copies of the board of reviews and the appellant's grids with various characteristics circled. The appellant argued the board of review comparables have a building square footage that is unlike his building square footage of 3,836. He also argued that the board of review comparables have a land square footage that is much larger than the subject. The appellant stated comparable #2 submitted by the board of review is a deluxe property, that is 10 years of age, with a four-car garage, containing 19,243 of land square footage, with an extra bathroom in contrast to his average—18 years of age, three-car garage, 8,706 land square footage property. The appellant believes the comparable properties he submitted in his appeal are more comparable in building and land square footage, condition, and age than the evidence submitted by the board of review.

### **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 best evidence of assessment equity to be the appellant's comparables #1 and #3 and the board of review's comparables #2. These comparables had improvement assessments ranging from \$13.36 to \$22.23 per square foot of building area. The appellant's comparables and the board of review comparables were similar in location, square footage, and/or design type. The subject's improvement assessment of \$16.92 per square foot of building area is within the range of the best comparables in this record. Although the board of review's comparable #2 is in deluxe condition, the appellant's lower assessment accounts for the superior condition of this comparable. And while this comparable is newer than the subject, the appellant's comparable #1 is over 15 years older than the subject. Therefore, the Board finds that the appellant has not proven by clear and convincing evidence that the subject property is inequitably assessed, and a reduction is not 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: \_\_\_\_\_

August 20, 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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