PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Randall Machelski
DOCKET NO.: 04-28459.001-R-1
PARCEL NO.: 17-09-410-014-1356
TOWNSHIP: North Chicago

The parties of record before the Property Tax Appeal Board are Randall Machelski, the appellant, and the Cook County Board of Review.

The subject property is a 36 year-old residential condominium unit that contains 750 square feet of living area. The subject is located in Chicago, North Chicago Township, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this argument the appellant submitted information on five comparable condominium units located in the subject's building. The comparables are 36 years old and contain 750 square feet of living area like the subject. The comparables were reported to have sold in 2003 for prices ranging from $160,000 to $169,500 or from $213.33 to $226.00 per square foot of living area including land. The appellant also submitted a copy of the board of review final decision wherein the subject's final assessment of $18,446 was disclosed. The subject's assessment reflects a market value of approximately $184,645 or $246.19 per square foot of living area including land using the 2004 Cook County median level of assessment for class 2 property of 9.99%. The appellant also submitted improvement assessment and income data in further support of his argument that the subject was incorrectly assessed. Based on this evidence the appellant requested the subject's assessment be reduced to $12,045.

(Continued on Next Page)

Based on the facts and exhibits presented, 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:	$	2,159
IMPR.:	$	14,255
TOTAL:	$	16,414

Subject only to the State multiplier as applicable.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant in this appeal submitted the only evidence of market value in the record. The appellant submitted sales information on five similar condominium units located in the subject's building. The comparables sold in 2003 for prices ranging from $160,000 to $169,500 or from $213.33 to $226.00 per square foot of living area including land. The subject's assessment reflects a market value of approximately $184,645 or $246.19 per square foot of living area including land using the 2004 Cook County median level of assessment for class 2 property of 9.99%. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. The Board has examined the sales information submitted by the appellant and finds the subject had a market value of $164,303. Since market value has been established, the 2004 Cook County median level of assessment for class 2 property of 9.99% shall apply.

Docket No. 04-28459.001-R-1

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.

Chairman

Member

Member

Member

Member

DISSENTING:

C E R T I F I C A T I O N

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: April 1, 2008

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 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 the subsequent year 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.

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.