



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

APPELLANT: William Stroud
DOCKET NO.: 09-21903.001-R-1
PARCEL NO.: 14-05-117-027-0000

The parties of record before the Property Tax Appeal Board are William Stroud, the appellant, by attorney Lauren Cooper, of Worssek & Vihon in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$ 13,932
IMPR.: \$ 31,587
TOTAL: \$ 45,519

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 2009 tax year. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of a two-story dwelling of frame construction. The dwelling is 98 years old. Features of the home include one and one-half baths and a full unfinished basement. The property has a 3,870 square foot site, and is located in Lake View Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appraisal indicates the subject contains 2,170 square feet of living area. The Board finds the county has understated the subject's square footage at 1,428 square feet, as the appellant's appraiser inspected the subject property.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$370,000 as of January 1, 2009. The appraiser utilized the sales comparison approach and analyzed three sales suggested as comparable to the subject. Comparables #1 and #3 are located in Rogers Park township. Moreover, the appraiser made gross adjustments to the three comparables of 19.06%, 50.11% and 21.16%, respectively.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the total assessment for the subject of \$45,519. The subject's assessment reflects a market value of \$511,449, or \$235.69 per square foot of living area, including land, when applying the 2009 three year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 8.90% as determined by the Illinois Department of Revenue to the subject's 2,170 square feet of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables. The board of review also submitted information on two comparable sales ranging in market value per square foot, including land, from \$27.25 to \$359.20 per square foot.

Conclusion of Law

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. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board does not find the appraisal conclusion submitted by the appellant persuasive as the appraiser made gross adjustments ranging from 19.06% to 50.11% on each of the sale comparables. The unadjusted sales comparables submitted by the parties range

from \$27.25 to \$359.20 per square foot, including land. The subject's current market value is \$235.69 per square foot, including land, which is in the middle of this range. Accordingly, the Board finds that a reduction in assessment is not warranted based on overvaluation.

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.



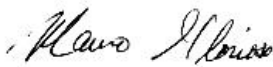
Chairman



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: September 19, 2014



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.