



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

APPELLANT: Citizens Financial Services
DOCKET NO.: 09-23776.001-R-1 through 09-23776.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Citizens Financial Services, 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, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-23776.001-R-1	16-19-228-007-0000	2,283	13,227	\$15,510
09-23776.002-R-1	16-19-228-008-0000	2,126	821	\$2,947

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 finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of a one-story single-family dwelling of masonry construction with 1,172 square feet of living area. The dwelling is 101 years old. Features of the home include a full

finished basement and a two-car garage. The property has a 6,328 square foot site, and is located in Stickney, Stickney Township, Cook County. The subject is classified as a class 2-02 property under the Cook County Real Property Assessment Classification Ordinance.

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 \$128,000 as of August 21, 2009.

Under the sales comparison approach, the appraiser analyzed three suggested comparable properties. The properties ranged: in square footage of living area from 926 to 1,328 square feet; in age from 84 to 98 years; and in unadjusted price per square foot from \$116.72 to \$138.12 per square foot, including land. The comparables were identified as distressed sales, as the appraiser noted prior sale prices that were substantially higher. The appraiser included two distressed properties listed "for sale" as further support of the market value opinion. The appraiser failed to make adjustments for conditions of sale for comparable #2 and #3 and valued the subject under the sales comparison approach at \$128,000 as of August 21, 2009.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the total assessment for the subject of \$15,510. The subject's assessment reflects a market value of \$174,270, or \$148.69 per square foot of living area, including land, when applying the 2009 three year median level of assessment under the Cook County Real Property Assessment Classification Ordinance of 8.9% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables, one of which was also a sale comparable.

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 to be persuasive as the appraiser failed to make adjustments for conditions of sale. However, the parties' unadjusted sales comparables ranged in sale price from \$116.72 to \$255.15 per square foot, including land. The subject's assessment reflects a market value of \$148.69 per square foot of living area, including land, which is within the range of the best comparables. After considering adjustments and the differences in the comparables when compared to the subject, the Board finds the subject's per square foot assessment is supported and a reduction in the subject's assessment is not warranted.

Accordingly, in determining the fair market value of the subject property, the Board finds that the appellant failed to submit sufficient evidence to show the subject was overvalued. Therefore, the Board finds that the appellant has not met its burden by a preponderance of the evidence and that the subject does not warrant a reduction based upon the market data submitted into evidence.

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

K. L. Ferr

Member

JR

Member

Mark Albino

Member

Jerry White

Acting 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: June 26, 2015

A. P. ...

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.