



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

APPELLANT: Anna Ricobene
DOCKET NO.: 09-31358.001-C-1
PARCEL NO.: 17-32-203-021-0000

The parties of record before the Property Tax Appeal Board are Anna Ricobene, the appellant, by attorney Michael D. Gertner, of Michael D. Gertner, Ltd. in Chicago; and the Cook County Board of Review.

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: \$ 15,903
IMPR: \$ 61,597
TOTAL: \$ 77,500

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 property consists of one land parcel with 5,301 square feet of area improved with a part one-story, part two-story and part four-story, mixed-use building. The building was constructed in 1888 and contains three commercial units on the first floor as well as six residential units inclusive of a coach house.

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 \$310,000 as of an effective date of January 1, 2009. The appraisal developed one of the three traditional approaches to value: the sales comparison approach using four mixed-use buildings as suggested comparables. The appraisal indicated that an inspection was undertaken on January 29, 2010, while estimating the subject's building size at 12,301 square feet of building area. Further, the appellant's petition specifically requested an assessment reduction to \$77,500.

The board of review submitted "Board of Review-Notes on Appeal" disclosing the subject's total assessment of \$129,328, which includes the mixed use building at \$115,082 and the residential, coach house at \$14,266. The subject's assessment reflects a market value of \$460,328 for the commercial building when applying the 2009 level of assessment for Class 5, commercial/industrial property of 25% as determined by the Cook County Classification Ordinance as well as a market value of \$57,064 for the residential building applying the 2009 Illinois Department of Revenue's three year median level of assessment for class 2, residential property. The board's memorandum stated that the subject's total building sizes are 11,464 square feet.

In support of its contention of the correct assessment, the board of review submitted raw, unadjusted data on five suggested sale comparables identified as retail/storefront or retail/residential buildings.

Further, the board of review's memorandum stated that the information was obtained from various sources that were not verified or warranted. In addition, the memorandum stated that it should not be construed as an appraisal or estimate of value.

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, a recent sale of the property, comparable sales,

or construction costs of the subject property. 86 Ill.Admin.Code 1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of building size and market value to be the appellant's appraisal. The Board finds that the market data submitted by the appellant supports the appellant's requested assessment reduction; and therefore, a reduction 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.

Chairman

K. L. Fan

Klaus Albrecht

Member

Member

JR

Jerry White

Member

Acting Member

Robert Steffen

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: November 20, 2015

A. Proctor

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.