



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

APPELLANT: Catherine Ricobene  
DOCKET NO.: 09-31363.001-C-1 through 09-31363.003-C-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Catherine 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-31363.001-C-1	17-28-233-023-0000	7,750	33,775	\$41,525
09-31363.002-C-1	17-28-233-024-0000	7,750	56,150	\$63,900
09-31363.003-C-1	17-28-233-025-0000	7,750	28,075	\$35,825

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 9,300 square feet of land improved with a one-story, commercial building used as a restaurant. The building was constructed in 1986.

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 \$565,000 as of an effective date of January 1, 2009. The appraisal developed two of the three traditional approaches to value: the income and the sales comparison approaches. Based upon an inspection, the appraisal indicated that the subject's building contained 5,236 square feet.

The board of review submitted "Board of Review-Notes on Appeal" disclosing the subject's total assessment of \$163,625. The subject's assessment reflects a market value of \$654,500 when applying the 2009 level of assessment for Class 5, commercial/industrial property of 25% as determined by the Cook County Classification Ordinance. The board's memorandum stated that the subject's building contained 7,197 square feet.

In support of its contention of the correct assessment, the board of review submitted raw, unadjusted data on five suggested sale comparables.

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 the subject property had a market value of \$565,000 as of the assessment date at issue. Since market value has been established, the 2009 level of assessment for class 5, commercial or industrial property of 25% as determined by the

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Cook County Classification Ordinance will apply. (86  
Ill.Admin.Code 1910.50(c)(2).

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.

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Chairman

*K. L. Fan*

*Mark Albino*

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Member

\_\_\_\_\_  
Member

*JR*

*Jerry White*

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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: January 22, 2016

*A. Proctor*

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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.