



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

APPELLANT: Maud Court
DOCKET NO.: 09-32882.001-R-1 through 09-32882.016-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Maud Court, the appellant(s), by attorney Richard J. Caldarazzo, of Mar Cal Law, P.C. in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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
09-32882.001-R-1	14-32-401-066-0000	5,460	65,896	\$71,356
09-32882.002-R-1	14-32-401-067-0000	4,792	46,603	\$51,395
09-32882.003-R-1	14-32-401-068-0000	4,725	46,668	\$51,393
09-32882.004-R-1	14-32-401-069-0000	4,717	46,665	\$51,382
09-32882.005-R-1	14-32-401-070-0000	4,717	46,665	\$51,382
09-32882.006-R-1	14-32-401-071-0000	4,725	46,668	\$51,393
09-32882.007-R-1	14-32-401-072-0000	4,717	46,665	\$51,382
09-32882.008-R-1	14-32-401-073-0000	4,845	46,530	\$51,375
09-32882.009-R-1	14-32-401-075-0000	6,315	65,885	\$72,200
09-32882.010-R-1	14-32-401-076-0000	6,727	68,255	\$74,982
09-32882.011-R-1	14-32-401-077-0000	6,120	66,239	\$72,359
09-32882.012-R-1	14-32-401-078-0000	6,082	66,223	\$72,305
09-32882.013-R-1	14-32-401-079-0000	6,112	66,236	\$72,348
09-32882.014-R-1	14-32-401-080-0000	6,075	66,220	\$72,295
09-32882.015-R-1	14-32-401-081-0000	6,255	66,296	\$72,551
09-32882.016-R-1	14-32-401-084-0000	5,250	46,127	\$51,377

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 16 town-homes with separate Property Index Numbers (PINs). The property is located in North Chicago Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing that 11 out of the 16 town-homes sold between 2005 and the lien year 2009. The appellant estimated the total purchase price of the units that sold and subtracted five percent for personal property. Then, based on the cumulative percentage of ownership of the units that sold, the appellant calculated the total market value for the entire complex. Using a median level of assessment of 10%, the appellant calculated the assessment for the subject as a whole and then the individual assessment based on the percentage of ownership.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject as a whole of \$991,475. The subject's assessment reflects a market value of \$11,140,168 when using a median level of assessments for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted an analysis estimating the subject's market value based on 11 sales. The board of review followed the same logic as the appellant in calculating the total assessment except that it used a personal property deduction of only two percent.

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 finds that neither party submitted any evidence to support any personal property deduction. The Board finds that the sales of the units ending in PINs -066 and -073, from 2005, are too remote from the 2009 lien year to be reflective of the market value as of the lien date. The Board also finds the best evidence of market value is the 9 remaining sales. These properties sold from April, 2005 to December, 2009 for prices ranging from \$515,000 to \$830,000. In comparison, the subject townhouses' assessments reflect market values from \$513,750 to \$749,820 which are supported by the comparables. Therefore, the Board finds that a reduction in any of the subject unit's assessment is not 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



Member

Member



Member

Member

DISSENTING: _____

CERTIFICATION

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: May 20, 2016



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.