



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

APPELLANT: Linda Vandenburg  
DOCKET NO.: 09-32922.001-R-1  
PARCEL NO.: 14-33-305-027-0000

The parties of record before the Property Tax Appeal Board are Linda Vandenburg, the appellant, by attorney Deborah M. Petro 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:** \$18,750  
**IMPR:** \$151,162  
**TOTAL:** \$169,912

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 a two-story dwelling of masonry construction. The dwelling is approximately 10 years old and has 3,760 square feet of living area. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a two-car garage. The property has a 2,500 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-78 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 the subject property was purchased as a contract for deed on October 10, 2008 for a price of \$1,305,000. Based upon this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$169,912. The subject's assessment reflects a market value of \$1,909,124 or \$507.75 per square foot of living area, land included, when using the 2009 three year average median level of assessments for class 2 property of 8.9% under the Cook County Real Property Assessment Classification Ordinance as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information with its "Notes on Appeal" on four equity comparables and provided a sale price for two of these comparables. Comparable #1 sold in July 2008 for a price of \$1,305,000, and comparable #4 sold in July 2006 for a price of \$2,030,000. The board of review also submitted evidence that indicated the October 2008 sale of the subject property was compulsory in lieu of foreclosure. This evidence consisted of a print-out from the Cook County Recorder of Deeds' website. Based on this evidence, the board of review requested confirmation of the subject's assessment.

#### **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 the best evidence of market value in the record includes the October 2008 sale of the subject and the July 2008 sale of board of review comparable #1. The subject property sold in October 2008 for a price of \$1,305,000 or for \$347.07 per square foot of living area, land included. The board of review's comparable #1 sold in July 2008 for \$2,030,000 or for \$617.40 per square foot of living area, land included. The Board gives more weight to the sale of board of review comparable #1. The appellant did not demonstrate that the subject had ever been exposed to the market. When the appellant completed Section IV of the residential appeal form, the appellant did not answer questions that asked "Was the property advertised for sale?", "How long a period?", and "If so, in what manner?" Moreover, the appellant did not refute the board of review's claim that the subject's October 2008 sale had been compulsory due to foreclosure. The Board further finds that board of review comparable #1 was very similar to the subject in nearly every characteristic. The subject's final assessment of \$169,912 indicates a market value of \$1,909,124 or \$507.75 per square foot of living area, land included, using the 2009 three year average median level of assessments for class 2 property in Cook County

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of 8.90% as determined by the Illinois Department of Revenue.  
(86 Ill.Admin.Code §1910.50(c)(2)).

The subject's assessment reflects a market value that falls below the best sale in the record. Based on this record, the Board finds no change in the assessment is justified.

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. Ferri*

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Member

*Marko M. Louie*

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

*[Signature]*

\_\_\_\_\_  
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: April 24, 2015

*[Signature]*

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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.