



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

APPELLANT: David Laas
DOCKET NO.: 09-35006.001-R-1 through 09-35006.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are David Laas, 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
09-35006.001-R-1	18-26-304-013-0000	4,680	44,393	\$49,073
09-35006.002-R-1	18-26-304-014-0000	5,995	44,393	\$50,388

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 is situated on a 26,689 square foot parcel of land that is improved with a 31 year old, two-story, masonry and stucco, single-family home. The subject's improvement size is

6,976 square feet of building area and is situated on a double lot, with an indoor pool. The pool room is a full party room with a dance floor, bath, pool with slide, and a pool table area. The subject also contains four bedrooms, a recreational room in the basement, and a patio with a gazebo. It is located in Lyons Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant, via counsel, argued that the fair market value of the subject property was not accurately reflected in its assessed value as the basis of this appeal. In support of the market value argument, the appellant submitted a summary appraisal report for the subject property with an effective date of March 6, 2009. The appraiser estimated a fair market value for the subject of \$305,000 based on the sales comparison approach to value. The appraiser also conducted an inspection of the subject. Based on this evidence, the appellant requested a reduction in the subject's assessment.

Under the sales comparison approach, the appraiser analyzed the sales of three suggested comparables located between 0.27 and 1.59 miles from the subject. The properties ranged in building size from 2,526 to 3,488 square feet of living area and in lot size from 8,357 to 13,500 square feet. Comparable #2 is located in a different city than the subject. The appraiser made gross adjustments ranging from 18.4% to 39.5%. The appraiser then arrived at a market value under the sales approach of \$43.72 per square foot, including land, well below the range of the comparables in the appraisal. The appraisal's unadjusted comparables ranged from \$80.25 to \$145.93 per square foot, including land, while the adjusted comparables ranged from \$87.54 to \$117.58 per square foot, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$99,461. The subject's assessment reflects a market value of \$1,117,539, or \$160.20 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 8.90% 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/sale comparables. 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 has not met this burden of proof and a reduction in the subject's assessment is not warranted.

Initially, the Board gives the appraiser's conclusion of value no weight as the appraiser used comparables that were not similar in land size, building size, and location. As the appraiser's gross adjustments ranged from 18.4% to 39.5%, the comparables are too dissimilar to be meaningful. Additionally, the appraiser valued the subject at a substantially lower value than any of his adjusted or unadjusted sale comparables. The Board finds that because of the flawed sales analysis and dissimilar sale comparables, the estimate of value for the subject property is unreliable.

The Board notes that the subject, valued at \$160.20 per square foot, is valued within the range of the six comparables contained in the record, and well below that of the board of review's sale comparables, which range in value from \$235.56 to \$300.13 per square foot, including land.

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. As such, 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



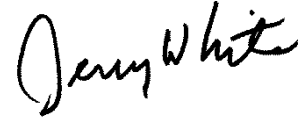
Member



Member



Member



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



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.