



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

APPELLANT: William Crescent
DOCKET NO.: 09-35055.001-R-1
PARCEL NO.: 29-36-103-003-0000

The parties of record before the Property Tax Appeal Board are William Crescent, 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:

LAND: \$ 5,344
IMPR.: \$ 20,954
TOTAL: \$ 26,298

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 (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of a two-story, multi-unit dwelling of masonry construction with 2,950 square feet of living area. The dwelling is 99 year old. Features of the home include five

bedrooms, three baths, a covered and enclosed patio, and a two-car garage. The property has a 131,211 square foot site, and is located in Lansing, Thornton Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

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 \$135,000 as of October 18, 2005. The appellant also submitted a second appraisal estimating the subject property had a market value of \$130,000 as of November 13, 2009. The appraiser did not complete an interior inspection of the subject property. This appraisal was completed for a mortgage finance transaction with no other intended use. It also failed to include the indoor pool square footage as living area.

The appraiser submitted three sale comparables located between 1.72 and 5.99 miles away from the subject. They ranged: in size from 1,856 to 2,096 square feet of living area; in sale date from April 2008 to September 2009; and in sale price from \$65.73 to \$82.06 per square foot, including land. The appraiser made gross adjustments ranging from 28.6% to 42.0% to each sale comparable.

The appellant also noted that the subject was purchased on January 27, 2006 for \$100,000, though this was a transfer between family members.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$26,298. The subject's assessment reflects a market value of \$295,483, or \$100.16 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 sale comparables. These comparables range: in size from 2,282 to 3,240 square feet of living area; in sale date from February 2008 to January 2009; and in sale price from \$92.53 to \$123.46 per square foot, including land.

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.

The Board gives no weight to the property transfer between related family members or the 2005 appraisal, as it is too far removed from the valuation date to be reflective of the subject's market value as of January 1, 2009.

Additionally, the Board does not find the appraisal conclusion of the November 13, 2009 appraisal submitted by the appellant to be persuasive as the appraiser made excessive adjustments to the comparables. Moreover, the appraiser failed to complete an interior inspection and the appraisal was completed for a mortgage finance transaction. However, the Board will review the seven unadjusted comparables submitted by the parties. The Board finds that the appellant's comparable #1, as well as the board of review's comparables #2 and #3, are most comparable to the subject in location, style, and square footage of living area. These unadjusted sale comparables range in sale price from \$82.06 to \$107.04 per square foot, including land. The subject's assessment reflects a market value of \$100.16 per square foot of living area, including land, which is within the range of the best comparables. After considering adjustments for the similarities and the differences in the comparables as compared to the subject, the Board finds the subject's per square foot assessment is supported and a reduction in the subject'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

Mark Albino

Member

[Signature]

Member

Member

Jerry White

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: July 24, 2015

[Signature]

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.