



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

APPELLANT: Leitrim Builders, Inc.  
DOCKET NO.: 10-24728.001-R-1 through 10-24728.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Leitrim Builders, Inc., the appellant(s), by attorney George Michael Keane, Jr., of Keane and Keane 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 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    |
|------------------|--------------------|-------|---------|----------|
| 10-24728.001-R-1 | 31-20-315-003-0000 | 3,103 | 27,591  | \$30,694 |
| 10-24728.002-R-1 | 31-20-315-004-0000 | 3,103 | 23,687  | \$26,790 |

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 2010 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 adjoining residential lots, each improved with a single family home previously used as a model home. Improvement #1 is the property with Property Index Number (PIN) ending in -003 and Improvement #2 is the property with PIN ending in -004. The property is located in Rich 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 and a contention of law. In support of the overvaluation argument, the appellant submitted evidence disclosing that Improvement #1 was purchased on February 9, 2010 for a price of \$340,000 and Improvement #2 was purchased on April 21, 2010 for a price of \$369,900. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price and model home factor.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for Improvement #1 of \$34,000 and for Improvement #2 of \$35,850. The subject's assessment reflects a market value of \$340,000 and \$358,500, respectively, when using the 2010 level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables with sales data on one of the properties for Improvement #1, and four suggested equity comparables with sales data on two of the properties. In addition, the board of review's evidence grid reflected a sale of each improvement for \$62,582 in 2008.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds that both improvements were used as a model home for the portion of the 2010 lien year prior to their respective sale. The Board finds that the appellant submitted evidence establishing the sale in February and April, 2010 and that an application for a model home assessment was filed with the county. The board of review failed to submit any evidence showing that the appellant is not entitled to a reduction under section 10-25 of the Property Tax Code. The Board finds the subject should be assessed as a model home prorated for the time prior to the sales and then should be assessed on a prorated basis based on the sale prices. Based on this evidence, the Board finds a reduction in the subject's 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.

*Mario Albino*

Chairman

*K. L. Ferr*

Member

*JR*

Member

*Robert J. Steffen*

Member

*Dane DeKinis*

Acting 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: December 23, 2016

*A. H. ...*

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.