



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

APPELLANT: Irving Danais
DOCKET NO.: 10-26510.001-R-1
PARCEL NO.: 04-12-200-023-0000

The parties of record before the Property Tax Appeal Board are Irving Danais, the appellant, by attorney Robert M. Sarnoff of Sarnoff & Baccash in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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:

LAND: \$14,300
IMPR.: \$83,200
TOTAL: \$97,500

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-story dwelling of frame and masonry construction with 5,618 square feet of living area. The dwelling was constructed in 1978. Features of the home include a partial basement that is 85% finished, central air conditioning, a fireplace, a two-car garage and an inground

swimming pool.¹ The property has a 11,000 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-09 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 \$975,000 as of June 24, 2010.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$118,168. The subject's assessment reflects a market value of \$1,181,680 or \$210.34 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables, one of which sold in August 2007 for \$2,425,000.

The appellant submitted a rebuttal brief critiquing the board of review submission.

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.

As an initial matter, the Board finds the best evidence of the subject's basement size is the sketch of the subject's basement within the appellant's appraisal depicting the subject's basement as being a partial basement. The Board finds the best evidence of whether the subject's basement has finished area is the photographic evidence within the appellant's appraisal depicting the subject as having finished basement area. As to the parties difference to whether the subject has one or two

¹ The parties differ as to the size of the subject's basement, whether the basement has finished area and the number of fireplaces.

fireplaces, the Board finds the number of fireplaces could not be ascertained from the evidence in this record, however, the Board finds this difference reported by the parties will not impact the Board's decision in this appeal.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$975,000 as of June 24, 2010. The Board gave less weight to the August 2007 sale submitted by the board of review due to its sale date occurring greater than 28 months prior to the January 1, 2010 assessment date at issue. The Board finds the equity comparables presented by the board of review are not responsive to the overvaluation argument made by the appellant. The subject's assessment reflects a market value above the best evidence of market value in the record. Based on this evidence, the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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.

Chairman



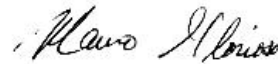
Member



Member



Acting 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: December 18, 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.