



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

APPELLANT: Vernon W Settrecht
DOCKET NO.: 10-33307.001-R-1
PARCEL NO.: 04-10-319-079-0000

The parties of record before the Property Tax Appeal Board are Vernon W Settrecht, the appellant, by attorney Stephanie Park of Park & Longstreet, P.C. in Rolling Meadows; 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: \$9,016
IMPR.: \$45,441
TOTAL: \$54,457

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. The dwelling is approximately 44 years old and has 2,754 square feet of living area. Features of the home include a partial finished basement, central air conditioning, a fireplace and a two-car garage. The property

has a 9,248 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and assessment inequity as the bases of the appeal. In support of the overvaluation argument, the appellant submitted eight comparable sales. These comparables sold from May 2007 to November 2010 for prices that ranged from \$277,500 to \$550,000 or from \$96.93 to \$209.50 per square foot of living area, land included. In support of the inequity argument, the appellant submitted information on eight equity comparables. Based on the evidence submitted, the appellant requested that the subject's total assessment be reduced to \$26,695.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$58,478. The subject's assessment reflects a market value of \$584,780 or \$212.34 per square foot of living area, including land, when using the 10% ordinance level of assessment for Class 2 residential property in Cook County.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales. The comparables sold from June 2007 to August 2009 for prices that ranged from \$617,500 to \$1,329,000 or from \$230.43 to \$417.40 per square foot of living area, land included.

The appellant's attorney submitted a rebuttal brief.

Conclusion of Law

The appellant contends in part that 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 meet this burden of proof and a reduction in the subject's assessment based on overvaluation is not warranted.

The Board finds the best evidence of market value to be the appellant's comparable sales #4, #5 and #8 and board of review comparable sales #4. These comparables were very similar to the

subject in location, design, age, living area and foundation. These comparables sold from August 2009 to November 2010 for prices ranging from \$176.01 to \$230.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$212.34 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence, the Board finds a reduction in the subject's assessment based on overvaluation is not justified.

The taxpayer also contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment based on assessment inequity is warranted.

Both parties submitted information on a total of 12 suggested equity comparables. The Board finds that board of review comparable #3 was over 40 years newer than the subject and had significantly more living area as well. In addition, board of review comparables #1 and #2 and the appellant's comparable #7 had less living area than the subject. As a result, these four comparables received reduced weight in the Board's analysis. The Board finds the appellant's comparables #1-#6 and #8 and board of review comparable #4 to be the best equity comparables in the record. These eight comparables were most similar to the subject in living area and were similar in all other characteristics. These comparables had improvement assessments that ranged from \$15.39 to \$16.93 per square foot of living area. The subject's improvement assessment of \$17.96 per square foot of living area falls above the range established by the best equity comparables in the record. Based on this record, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment based on assessment inequity is justified.

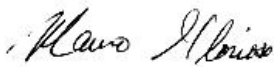
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This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.

Chairman



Member



Member

Member



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: May 22, 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.