



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

APPELLANT: John L. Huff
DOCKET NO.: 10-34774.001-R-1
PARCEL NO.: 14-33-413-036-0000

The parties of record before the Property Tax Appeal Board are John L. Huff, the appellant, by attorney Arnold G. Siegel of Siegel & Callahan, P.C. 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: \$29,527
IMPR.: \$55,473
TOTAL: \$85,000

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 one and one-half story dwelling of masonry construction with 3,342 square feet of living area. The dwelling is 65 years old. Features of the home include a slab foundation, central air conditioning, three fireplaces and a one-car garage.¹ The property has a 3,937

¹ The Board finds the best evidence of the subject building's story-height, size, number of fireplaces and whether the subject has a garage was the photographs and building sketch within the appellant's appraisal.

square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-10 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 \$850,000 as of January 1, 2009. The appellant's submission included a letter from the appellant's appraiser opining the subject property's market value as of January 1, 2010 is substantially the same as previously reported in 2009.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$106,000. The subject's assessment reflects a market value of \$1,060,000 or \$317.18 per square foot of living area, when using 3,342 square feet of living area including land and 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 2009 for \$1,050,000.

The board of review also submitted a list of 20 sales; however, no information regarding the characteristics of the properties was submitted for analysis.

The appellant submitted a rebuttal brief critiquing the board of review's submission and requesting the appeal be written on the evidence.

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 the best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$850,000 as of January 1, 2009, which was updated to January 1, 2010. The subject's assessment reflects a market value of \$1,060,000 or \$317.18 per square foot of living area, including land, which is above the appraised value. The Board gave less weight to the equity comparables

The parties differ as to the subject's story height, size, number of fireplaces and whether the subject has a garage.

presented by the board of review. The Board finds this evidence is not responsive to the overvaluation argument made by the appellant. The Board gave less weight to the board of review's list of 20 sale properties, as the information submitted did not include property characteristics necessary when analyzing these properties' comparability to the subject. The Board also gave less weight to the August 2009 sale submitted by the board of review, as one unadjusted sale does not overcome the sales data contained in the appellant's appraisal report. 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.

Chairman

Klaus Albrecht

Member

[Signature]

Member

Jerry White

Member

Robert Hoffmann

Acting 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: March 18, 2016

[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.