



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

APPELLANT: David Hanson
DOCKET NO.: 11-20082.001-R-1
PARCEL NO.: 15-01-300-005-0000

The parties of record before the Property Tax Appeal Board are David Hanson, the appellant, by attorney Christopher G. Walsh, Jr. 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: \$9,160
IMPR.: \$58,840
TOTAL: \$68,000**

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 2011 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 73 years old and has 2,957 square feet of living area. Features of the home include a partial finished basement, central air conditioning, two fireplaces and a two-car garage. The property has an 11,465 square foot site and is located in River Forest,

River Forest Township, Cook County.¹ The property is a class 2-06 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 \$680,000 as of August 22, 2011.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$73,915. The subject's assessment reflects a market value of \$739,150 or \$249.97 per square foot of living area, including land, when applying the 10% level of assessment for class 2 residential properties under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted four comparable sales that sold from January 2009 to October 2010 for prices that ranged from \$799,000 to \$1,059,000 or from \$285.36 to \$365.61 per square foot of living area, land included.

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 of review presented four comparable sales; however, comparable sales #1-#3 were considerably older than the subject, and comparable sale #4 occurred in January 2009, which was two years prior to the assessment date. As a result, the Board gave the board of review's market value evidence little weight.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appraiser utilized both the sales comparison approach to value as well as the cost

¹ The parties differed on living area, features, and land area. Since the appraiser stated that he had inspected the subject property, the Board accepts his data.

approach to value; however, the appraiser gave primary emphasis to the sales comparison approach. Under the cost approach, the appraiser determined the subject property had an indicated value of \$686,800. Under the sales comparison approach, the appraiser looked at three comparable sales that sold in June or July 2011 for prices that ranged from \$670,000 to \$723,950 or from \$209.53 to \$249.04 per square foot of living area, land included. The comparables were generally similar to the subject in location, design, age, living area and features. The appraiser made logical adjustments to arrive at his estimate of market value. The subject's assessment reflects a market value above the estimate of market value contained in the appraisal report. The Board finds the subject property had a market value of \$680,000 as of the assessment date at issue. 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

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.