



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

APPELLANT: Bobbie Gregg
DOCKET NO.: 11-20084.001-R-1
PARCEL NO.: 15-01-407-003-0000

The parties of record before the Property Tax Appeal Board are Bobbie Gregg, 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 no change 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: \$9,250
IMPR.: \$56,020
TOTAL: \$65,270

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 masonry construction. The dwelling is approximately 88 years old and has 3,160 square feet of living area. Features of the home include a partial finished basement, central air conditioning, two fireplaces and a two-car garage.¹ The property has a 9,250

¹ The parties differed on age and central air conditioning. Since the appraiser stated that he had inspected the subject property, the appraiser's data is accepted as having better support.

square foot site and is located in River Forest, River Forest Township, Cook County. 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 \$560,000 as of January 1, 2011.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,270. The subject's assessment reflects a market value of \$652,700 or \$206.55 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 were similar to the subject in varying degrees. These comparables sold from November 2009 to December 2010 for prices that ranged from \$710,000 to \$1,070,000 or from \$253.57 to \$319.25 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value includes the appraisal submitted by the appellant and three of the comparables sales submitted by the board of review.² The appraiser analyzed three comparable sales to arrive at an estimate of the subject's market value. These properties sold from February 2010 to August 2010 for prices that ranged from \$525,000 to \$557,000 or from \$167.41 to \$181.83 per square foot

² Board of review comparable #1 was a dated sale that occurred in November 2009 and received little weight in the Board's analysis.

of living area, land included. The appraiser made modest adjustments to the sale prices for differences in land area, recent remodeling, room count, number of bedrooms, and living area. However, comparable #1 was over 30 years newer than the subject but received no adjustment for the difference in age. Comparables #2 and #3 sold nearly a year prior to the assessment date at issue but received no adjustments for their earlier sales. According to the appraiser, the subject property had a market value of \$560,000 as of January 1, 2011.

The Board gives more weight to board of review comparable sales #2-#4 because, as a group, they sold more proximate to the assessment date. Board of review comparables #2-#4 sold from August to December 2010 for prices that ranged from \$710,000 to \$1,070,000 or from \$253.57 to \$297.55 per square foot of living area, land included. These properties were located one-quarter mile from the subject and were most similar to the subject in age. Despite differences in living area, board of review comparables #2-#4 were also very similar to the subject in design, exterior construction and foundation.

After considering the appraised value presented by the appellant and board of review comparable sales #2-#4, the Board finds the subject property is not overvalued for assessment purposes. Therefore, the Board finds a reduction in the subject's assessment is not 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 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.