



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

APPELLANT: Elizabeth Faxon  
DOCKET NO.: 11-20296.001-R-1 through 11-20296.003-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Elizabeth Faxon, the appellant, by attorney Leonard Schiller, of Schiller Strauss & Lavin PC 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
11-20296.001-R-1	11-31-120-056-1001	3,675	17,678	\$21,353
11-20296.002-R-1	11-31-120-056-1002	3,675	17,678	\$21,353
11-20296.003-R-1	11-31-120-056-1003	3,675	17,678	\$21,353

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 three residential condominium units contained in a 23 year-old, five unit, three-story residential condominium building of masonry construction. Each

unit contains 1,800 square feet of living area, three bedrooms, two bathrooms and a two-car garage. The property has a 10,210 square foot site and is located in Rogers Park Township, Cook County. The property is a class 2-99 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 of three condominium units had a total market value of \$675,000 as of January 1, 2011. The appraisal sales comparison approach was based on five sales that occurred from December 2010 through December 2011.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the assessment for each unit of \$31,722, or a total assessment for the entire three-unit subject of \$95,166. The subject's assessment reflects a market value of \$334,268 for each unit or \$1,002,803 for the entire subject of three units when applying the 2011 three-year average median level of assessment of 9.49% for class 2 property as determined by the Illinois Department of Revenue (86 Ill.Admin.Code §1910.50(c)(2)).

In support of its contention of the correct assessment, the board of review submitted a condominium analysis with information on suggested comparable sales for one unit in the building that sold in 2006 for the price of \$340,000. The board of review applied a 2.00% market value reduction to the subject for personal property without further evidence to arrive at a full market value of \$333,200 of the one unit sold. The board of review disclosed the unit sold consisted of 20.00% of all units in the building. The result was a full value of the property at \$1,666,000. Since the subject was 60.00% of all the units in the building, the board of review suggested the market value of the three-unit subject to be \$999,600.

In rebuttal, the appellant argued that the board of review did not submit at least three recent sales comparables. The appellant reaffirmed the request for an assessment reduction.

#### **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. The Board finds the subject property had a market value of \$675,000 as of the assessment date at issue. Since market value has been established, the 2011 three-year average median level of assessment of 9.49% for class 2 property as determined by the Illinois Department of Revenue shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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.

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Chairman



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Member



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Member



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Acting Member



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Member



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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



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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.