



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

APPELLANT: Jacek Tyszka
DOCKET NO.: 11-21846.001-R-1
PARCEL NO.: 09-09-200-017-0000

The parties of record before the Property Tax Appeal Board are Jacek Tyszka, the appellant, by attorney Scott Shudnow, of Shudnow & Shudnow, Ltd. 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: \$ 67,518
IMPR.: \$ 11,249
TOTAL: \$ 78,767

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 four improvements on a single site. The parties differed as to various key property characteristics of each of the improvements. The property has an 87,120 square foot site and is located in Maine Township, Cook County. The property is a Class 2 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 \$830,000 as

of January 1, 2010. The appraisal described each improvement as follows: Improvement #1 is a 112 year-old, one-story dwelling of frame and masonry construction containing 1,350 square feet of living area. Features of this home include a slab foundation and a two-car garage. Improvement #2 is an uninhabitable 112 year-old, one-story dwelling of frame and masonry construction containing 983 square feet of living area. Improvement #3 is a one-story dwelling of masonry construction containing 3,084 square feet of living area. Features of this home include a full finished basement and a two-car garage. Improvement #4 is a one-story barn facility of frame construction containing 1,764 square feet of unfinished storage or garage space.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$144,781. The subject's assessment reflects a market value of \$1,525,616 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 information on four unadjusted suggested equity comparables for each of Improvements #2 and #3. The board of review did not submit comparables for Improvements #1 and #4. The board of review's evidence described each of Improvements #1, #2 and #3 as follows: Improvement #1 is a 112 year-old, one and one-half-story dwelling of frame construction containing 2,026 square feet of living area. Features of this home include a crawl space, one fireplace and a two-car garage. Improvement #2 is a 112 year-old, one-story dwelling of masonry construction containing 983 square feet of living area. Features of this home included a slab foundation. Improvement #3 is a one-story dwelling of masonry construction containing 3,084 square feet of living area. Features of this home include a full unfinished basement, central air conditioning, two fireplaces and a three-car garage. The board of review did not disclose any information pertaining to a fourth improvement.

In rebuttal, the appellant argued that the board of review's evidence should be given no weight because it did not include 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.

As to the key property characteristics of Improvements #1, #2, #3 and #4, the Board accepts and applies, for the purpose of this appeal, the characteristics disclosed by the appellant because the appraisal disclosed the appraiser personally inspected the subject. 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 \$830,000 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.

Chairman



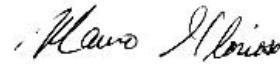
Member



Member



Member



Member



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: March 18, 2016



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.