



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

APPELLANT: Frank Ingraffia
DOCKET NO.: 11-23579.001-R-1
PARCEL NO.: 01-26-203-024-0000

The parties of record before the Property Tax Appeal Board are Frank Ingraffia, the appellant, by attorney William I. Sandrick, of Sandrick Law Firm LLC in South Holland; 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: \$ 12,913
IMPR.: \$ 51,087
TOTAL: \$ 64,000

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 13-year old, two-story, single-family dwelling of frame and masonry construction. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a three-car garage. The property is located in Barrington Township, Cook County. The subject is classified as a class 2, residential property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as well as inequity as to the improvement assessment as the bases of the appeal. In

support of the overvaluation argument, the appellant submitted an appraisal estimating the subject property had a market value of \$640,000 as of January 1, 2011, while developing both the cost and sales comparison approaches to value. After an inspection, the appraisal stated that the subject's land size was 74,598 square feet and that the improvement size was 4,512 square feet of living area as well as indicating that it is owner-occupied. In support thereof, the appraisal contained interior and exterior photographs as well as a building schematic. Further, the appellant's requested a total assessment of \$64,000.

As to the equity argument, the appellant submitted descriptive and assessment data on three suggested equity comparables.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$83,248. The subject's assessment reflects a market value of \$832,480 when applying the 10% level of assessment for class 2, residential property under the Cook County Real Property Assessment Classification Ordinance. As to the subject, the board of review's grid indicated that the subject's land size was 73,791 square feet with a building size of 4,339 square feet of living area, while also submitting the property's characteristic printout.

In support of its contention of the correct assessment, the board of review submitted descriptive, assessment and unadjusted sales information on four suggested sale comparables.

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 land and building sizes as well as market value to be the appraisal submitted by the appellant. The Board finds the subject property had a market value of \$640,000 as of the assessment date at issue, which supports the appellant's requested assessment. Since market value has been established the level of assessment for class 2, residential property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

Since a reduction was accorded based on the overvaluation issue, the Board will not further address the equity issue.

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.

Mario Albino

Chairman

K. L. Ferr

Member

DR

Member

Jerry White

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: April 22, 2016

A. P. ...

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.