



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

APPELLANT: James Arons
DOCKET NO.: 11-23856.001-R-1
PARCEL NO.: 14-29-320-010-0000

The parties of record before the Property Tax Appeal Board are James Arons, the appellant(s), by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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: \$20,800
IMPR.: \$62,712
TOTAL: \$83,512

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 a 20-year old, two-story, frame, single-family dwelling with 2,233 square feet of living area. Features of the subject include: a full basement, one fireplace and a two-car garage. The property has a 3,250 square foot site and is located in Lake View Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant raised both an equity and an overvaluation argument as the bases of this appeal. In support of the equity argument, the appellant submitted two grid sheets reflecting descriptive, assessment and photographic data on eight suggested comparables as well as the subject property.

In support of the overvaluation argument, the appellant submitted an appraisal estimating the subject property had a market value of \$880,000 as of April 28, 2011, while developing the cost and the sales comparison approaches to value. In addition, the appraisal indicated that the subject property was owner-occupied. Further, the appellant's pleadings requested a total assessment of \$73,767 for the subject.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$103,354. The subject's assessment reflects a market value of \$1,089,083 or \$487.72 per square foot of living area, including land, when applying the 2011 median level of assessment for class 2 property of 9.49% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted descriptive, assessment and photographic data on four suggested equity comparables. As to the appellant's overvaluation argument, the board submitted a second analysis reflecting descriptive, assessment and raw sales data on four different suggested comparables.

In written rebuttal, the appellant asserted that unadjusted sales should be given no weight in comparison to the appellant's appraisal, while also asserting different factors in the suggested comparables that hinder comparability to the subject.

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 owner-occupied, subject property had a market value of \$880,000 as of the assessment date at issue. Since market value has been established, the 2011 median level of assessment for class 2 property as determined by the Illinois Department of Revenue of 9.49% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

As the Board has found that a reduction is applicable under an equity argument, the appellant's overvaluation argument will not further be addressed.

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



Acting Member

DISSENTING: _____

CERTIFICATION

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: January 27, 2017



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.