



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

APPELLANT: Boleslaw Ciaston
DOCKET NO.: 11-24255.001-R-1 through 11-24255.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Boleslaw Ciaston, the appellant, by attorney Michael Griffin, Attorney at Law in Chicago; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
11-24255.001-R-1	09-34-416-024-0000	2,805	6,649	\$9,454
11-24255.002-R-1	09-34-416-025-0000	2,805	10,787	\$13,592
11-24255.003-R-1	09-34-416-026-0000	2,805	6,649	\$9,454

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 55-year old, one and one-half story, single-family dwelling of frame and masonry construction. Features of this owner-occupied home include a central air conditioning, one fireplace, two patios and a two-car garage. The property has a 9,900 square foot site and is located in Maine Township. The subject is classified as a class 2, residential 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 \$325,000 as of March 5, 2011. The appraisal developed sales comparison approach to value, while the

improvement's inspection reflected 1,553 square feet of living area. In support of this assertion, copies of the building's schematic and living area breakdown were submitted. In addition, the appellant requested application of the Cook County Classification Ordinance's level of assessment of 10% resulting in a total assessment of \$32,397.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,661. The subject's assessment reflects a market value of \$416,610 when applying the 10% level of assessment for class 2 property as determined by the Cook County Classification Ordinance. As to the subject, the board's grid analysis indicated that the subject contained a land size of 3,300 square feet as well as an improvement size of 1,335 square feet without further information.

In support of its contention of the correct assessment, the board of review submitted descriptive, assessment and sales information on four suggested 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 the subject's size and market value to be the *appraisal submitted by the appellant*. The Board finds the subject property had a market value of \$325,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property of 10% as determined by the Cook County Classification Ordinance 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

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: July 22, 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.