



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

APPELLANT: Doug Lenzo  
DOCKET NO.: 11-26367.001-R-1  
PARCEL NO.: 17-05-318-057-1004

The parties of record before the Property Tax Appeal Board are Doug Lenzo, the appellant; 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:** \$ 3,991  
**IMPR.:** \$26,946  
**TOTAL:** \$30,937

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 is a seven year-old condominium contained in a three-story building of masonry. The property has a 6,893 square foot site and is located in West Chicago 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 two appraisals. The appraisal dated February 15, 2012 was supported by four comparables and estimated the subject property had a market value of \$330,000; the appraisal dated April 29, 2011 was

supported by five comparables and estimated the subject property had a market value of \$326,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$48,600. The subject's assessment reflects a market value of \$512,118 when applying the 2011 three-year median level of assessment of 9.49% for class 2 property as determined by the Illinois Department of Revenue. The board of review also submitted a Condominium Analysis Report for the building.

In support of its contention of the correct assessment, the board of review submitted information on suggested comparable sales for one unit in the building that sold in 2005 at \$310,000. The board of review applied a 2% market value reduction to the subject for personal property without further evidence to arrive at a full market value of \$303,800 of the one unit sold. The board of review disclosed the unit sold consisted of 8.69% of all units in the building. The result was a full value of the building at \$3,495,972. Multiplied by the 17.03% of the appellant's ownership in the entire building, the board of review suggested the market value of the subject to be \$595,364.

#### **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 April 29, 2011 appraisal for \$326,000 submitted by the appellant, as the appraiser's opinion was made in the same year as the tax year at issue. In contrast, the board of review submitted evidence on only one comparable sale from six years prior to the tax year at issue. Regardless of whether the board of review's conclusion of market value is based upon the assessment after applying the 2011 median level of assessment or upon the Condominium Analysis Report, the subject's assessment reflects a market value above the best evidence of market value in the record.

The Board finds the subject property had a market value of \$326,000 as of the assessment date at issue. Since market value has been established, the 2011 three-year 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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Tracy A. Huff*

Member

*Marko M. Louis*

Member

*[Signature]*

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: February 20, 2015

*[Signature]*

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.