



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

APPELLANT: Michael Genovese MCM 1527, LLC
DOCKET NO.: 11-30425.001-C-2
PARCEL NO.: 17-08-100-010-0000

The parties of record before the Property Tax Appeal Board are Michael Genovese MCM 1527, LLC, the appellant(s), by attorney Richard J. Caldarazzo, of Mar Cal Law, P.C. 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 **No Change** 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: \$ 10,873
IMPR.: \$147,384
TOTAL: \$158,257

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 improved with two improvements. Improvement #1 is a four-story, masonry, mixed-use building with apartments above retail space. It contains 15,912 square feet of building area and is classified as 3-18 property under the Cook County Classification of Real Property Ordinance and assessed at 10% of fair market value. Improvement #2 is a two-story, frame, single-family coach house containing 1,606 square feet of area. It is classified as a 2-05 property under the Cook County Classification of Real Property Ordinance and assessed at 10% of fair market value. The improvements are situated on a 6,396 square foot site, and are located in West Chicago Township, Cook County.

The appellant, via counsel, argued that the fair market value of the subject property was not accurately reflected in its assessed value. In support of the market value argument, the appellant submitted descriptive data for three properties suggested as comparable. They ranged in sale

price from \$65.31 to \$125.00 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The Cook County Board of Review submitted its "Board of Review-Notes on Appeal," wherein the subject's final assessment of \$158,257 was disclosed. This yields a market value of \$1,582,570, or \$90.34 per square foot, including land, when applying a 10% level of assessment. In support of the subject's assessment, the board of review submitted five sale properties suggested as comparable. They ranged in sale price from \$89.86 to \$158.78 per square foot of living area, including land. The board of review also submitted equity comparables for Improvement #2. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the appellant's comparable #3, as well as the board of review's comparables #2 and #5. These comparables sold for prices ranging from \$72.89 to \$158.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$90.34 per square foot of living area, including land, which is within the range established by the best comparables in this record. Based on this record, the Board finds a reduction in the subject's assessment is not justified.

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: November 23, 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.