



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

APPELLANT: Beata Sciubak  
DOCKET NO.: 12-20009.001-R-1  
PARCEL NO.: 13-18-116-019-0000

The parties of record before the Property Tax Appeal Board are Beata Sciubak, the appellant, by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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:** \$ 3,627  
**IMPR.:** \$ 15,015  
**TOTAL:** \$ 18,642

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 2012 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 consists of a two-story, frame, single-family dwelling. It contains 1,464 square feet of living area. The home is 83 years old and is situated on a 3,720 square foot site,

located in Harwood Heights, Norwood Park Township, Cook County. The subject is classified as class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of the overvaluation argument, the appellant submitted evidence of three suggested sale comparables, located in Chicago, Harwood Heights, and Norridge. The comparables sold from May 2011 through April 2012 for prices ranging from \$108,000 to \$138,800, or \$84.71 to \$114.14 per square foot, including land. Comparable #1 was an estate sale in need of total remodeling that was listed on the market for 35 days.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$18,642. The subject's assessment reflects a market value of \$192,384 or \$131.41 per square foot of living area, including land, when applying the 2012 three year average median level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 9.69% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted four suggested comparable sales located in Park Ridge. They sold in 2011 for prices ranging from \$305,000 to \$346,000, or from \$204.73 to \$247.45 per square foot, including land. The board of review submitted various deed trails and transfer tax declarations as evidence of the arm's-length nature of the transactions.

In written rebuttal, the appellant argued that the board of review submitted unconfirmed sales data. Additionally, the appellant distinguished the board of review's comparables from the subject property and concluded the Board should give them little or no weight in its analysis.

#### **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 comparables, as well as the board of review's comparables #1 and #4. The most similar comparables sold for prices ranging from \$84.71 to \$247.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$131.41 per square foot of living area, including land, which is within the range established by the best comparables in this record. After taking into account differences in location, exterior construction, and design, 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.

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Chairman



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Member



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Member



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Acting Member



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Member

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Acting 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 19, 2016



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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.