



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

APPELLANT: Jerry Conard
DOCKET NO.: 12-21831.001-R-1
PARCEL NO.: 14-18-201-021-0000

The parties of record before the Property Tax Appeal Board are Jerry Conard, the appellant; 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: \$ 12,137
IMPR: \$ 75,363
TOTAL: \$ 87,500

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 property consists of a six-year old, two-story, single-family dwelling of frame construction. Features of the home include: three full and one half-baths, a full basement, central air conditioning, one fireplace and a two-car garage. The property has a 3,793 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 contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the market value of a neighbor's property, which is not the subject property of this property tax appeal. The market value of the neighbor's property was estimated at \$800,000 as of August 28, 2012. The appellant asserted that this other property was identical to the subject. However, the neighbor's appraisal indicated an improvement size of 2,761 square feet of living area as well as two fireplaces and two full and one half-baths. This appraisal also reflected three sales comparables and one listing property in the sales comparison approach to value. The sales occurred from March, 2012, to August, 2012, for prices that ranged from \$311.11 to \$495.12 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$87,500. The subject's assessment reflects a market value of \$902,993 or \$299.80 per square foot of living area, including land, when applying the 2012 three year median level of assessment for class 2 property of 9.69% as determined by the Illinois Department of Revenue.

As to the subject property, the board of review submitted data which reflect that the subject's improvement contained 3,012 square feet of living area as well as three full and one half-baths, one fireplace and a two-car garage.

In support of its contention of the correct assessment, the board of review submitted descriptive, assessment and sales information on four suggested comparable sales. These properties sold from January, 2011, to October, 2011, for prices that ranged from \$388.85 to \$495.12 per square foot of living area.

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*.

Initially, the Board finds that the best evidence of the size of the subject's improvement and the amenities therein was submitted by the board of review. The appellant failed to present any evidence regarding the subject's size and amenities, but submitted data of an alleged, identical neighbor's property which contained a contradictory size and amenities.

The Board finds the best evidence of market value to be the seven sale comparables submitted by the parties. These comparables sold for prices ranging from \$311.11 to \$495.12 per square foot of living area, including land. The subject's assessment reflects a market value of \$299.80 per square foot of living area, including land, which is below the value range established by the best comparable sales in the record. Based on this evidence, 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



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: April 24, 2015



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.