



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

APPELLANT: Greg and Kerri Mummert
DOCKET NO.: 12-22545.001-R-1
PARCEL NO.: 18-05-409-008-0000

The parties of record before the Property Tax Appeal Board are Greg and Kerri Mummert, the appellants, by attorney Christopher G. Walsh, Jr., 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 **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: \$ 4,485
IMPR.: \$46,365
TOTAL: \$50,850

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 is a 57 year-old, two-story dwelling of frame construction containing 2,432 square feet of living area. Features of the home include a full finished basement, central air conditioning and a two-car garage. The property has a 7,800 square foot site and is located in Lyons Township, Cook County. The subject is classified as a Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants' appeal is based on overvaluation. In support of this argument, the appellants submitted evidence disclosing the subject property was purchased on July 20, 2010 for a price of \$508,500. The appellants also submitted a copy of the board of review's final decision letter for the 2012 tax lien year disclosing a reduction of assessment to \$50,850; the PTAX-203 Illinois Real Estate Transfer Declaration disclosing the subject was purchased for \$508,500; and information in Section IV – Recent Sale Data of the Residential Appeal that the subject was sold

through a realtor and advertised for sale, was not a transfer between related parties and was sold in settlement of a contract for deed. However, the appellants requested a reduction in the subject's assessment to \$19,350.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$61,623. The subject's assessment reflects a market value of \$616,230. The board of review did not submit information of its final decision for the 2012 tax lien year assessment.

In support of its contention of the correct assessment, the board of review submitted information on four suggested comparable sales and the July 2010 of the subject for the price of \$508,500.

Conclusion of Law

The appellants contend 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 appellants met the burden of proof that the recent sale in July 2010 for the price of \$508,500 establishes the market value of the subject. However, the appellants did not meet their burden of proof that the assessment warrants a reduction to their requested total of \$19,350.

The Board finds the best evidence of market value to be the purchase of the subject property in July 2010 for a price of \$508,500. The appellants provided evidence demonstrating the sale had the elements of an arm's-length transaction. The appellants submitted information in Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related and the property had been advertised on the open market. In further support of the transaction, the appellants submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration disclosing the subject sold for \$508,500. The appellants also submitted the board of review's final decision letter for the 2012 tax lien year disclosing a reduction of assessment to \$50,850. The board of review's disclosure of the total assessment in its Notes on Appeal are in conflict with its final decision letter included in the appellants' evidence. That letter disclosed the total assessment of the subject for 2012 was \$50,850. The Board finds the board of review did not present any evidence to challenge the arm's-length nature of the transaction or to refute the contention that the purchase price was reflective of market value. But, the Board also finds the appellants did not present any evidence in support of their request to reduce the assessment to \$19,350.

Based on this record the Board finds the subject property had a market value of \$508,500 as of January 1, 2012 and that a reduction in the subject's assessment is not justified. Since market value has been determined, the 2012 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance shall apply.

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: September 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.