



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

APPELLANT: Edgar DeVries
DOCKET NO.: 12-24078.001-R-1
PARCEL NO.: 19-33-305-049-0000

The parties of record before the Property Tax Appeal Board are Edgar DeVries, the appellant; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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: \$2,520
IMPR.: \$ 0
TOTAL: \$2,520

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 is a vacant parcel of land containing 6,650 square foot site and is located in Stickney Township, Cook County. The subject is classified as a Class 1-00 property under the Cook County Real Property Assessment Classification Ordinance. The appeal was set for hearing pursuant to request by the parties, but each party subsequently waived hearing and requested the appeal be written on the evidence already submitted.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject property was purchased on December 2, 2011 for a price of \$25,199. The appellant also submitted a settlement statement, deed, Multiple Listing Service (hereinafter, "MLS") information sheet, and full information in Section IV – Recent Sale Data of the Residential Appeal that the subject was purchased through a realtor, was not a transaction between related parties, and was advertised on the MLS and in a newspaper for more than 450 days. The appellant also submitted an appraisal estimating the market value at \$17,000

as of the effective date of January 1, 2013. Based on this evidence, the appellant requested a reduction to \$2,520 in the subject's assessment to reflect the purchase price when applying the 2012 level of assessment of 10.00% for Class 1 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$4,156. The subject's assessment reflects a market value of \$41,560 or \$6.25 per square foot of land, when using the board of review's indicated size of 6,650 square feet of land and when applying the 2012 level of assessment of 10.00% for Class 1 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on five suggested unadjusted comparable sales.

In rebuttal, the appellant argued that the comparables submitted as evidence by the board of review should be given diminished weight because they were dissimilar to the subject in various key property characteristics. The appellant reaffirmed the request for an assessment reduction.

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 meet 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 purchase of the subject property in December 2011 for a price of \$25,199. The appellant provided evidence demonstrating the sale had the elements of an arm's-length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor, the property had been advertised on the open market with the MLS, a newspaper and it had been on the market for more than 450 days. In further support of the transaction, the appellant submitted a copy of the settlement statement. Although the appellant also submitted an appraisal, the recent sale of the subject is "practically conclusive on the issue of whether an assessment was at full value." Residential Real Estate v. Property Tax Appeal Board, 188 Ill.App.3d 232, 242 (5th Dist. 1989), *citing* People ex rel. Korzen v. Belt Railway Company of Chicago, 37 Ill.2d 158 (1967). 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. Based on this record the Board finds the subject property had a market value of \$25,199 as of January 1, 2012 and that a reduction in the subject's assessment is justified. Since market value has been determined, the 2012 level of assessment of 10.00% for Class 1 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

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: June 24, 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.