



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

APPELLANT: Elizabeth Arends
DOCKET NO.: 12-24300.001-R-1
PARCEL NO.: 24-13-227-014-0000

The parties of record before the Property Tax Appeal Board are Elizabeth Arends, the appellant, by attorney Wade B. Arends, of Arends and Associates in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$ 3,293
IMPR.: \$ 4,953
TOTAL: \$ 8,246

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 3,875 square feet of land improved with a one-story, frame, single-family dwelling. Features of the home include a bathroom and a one-car garage. The property is located in Lake 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 that the subject property had a market value of \$75,000 as of July 28, 2012. The appraisal developed the cost and sales comparison approaches to value. The appraisal estimated the subject's age as 64 years with an improvement size of 1,021 square feet of living area. In support, the appraisal included a building schematic of the improvement.

In addition, the appellant's pleadings indicated that the subject was purchased on September 21, 2012 for a price of \$85,100. Moreover, the pleadings stated: that the sale was not between related parties, that it was advertised on the open market, that the parties were represented by real estate brokers, and that the seller's mortgage was not assumed.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$14,636. The subject's assessment reflects a market value of \$151,042 when applying the three year median level of assessment for class 2 property 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 descriptive and assessment data on four suggested equity comparables. As to the subject, the grid analysis indicated that the subject's improvement was 60 years old and contained 1,034 square feet of living area without further explanation.

In rebuttal, the appellant submitted a copy of the board of review's evidence with certain areas noted as being in dispute relating either to the subject or the suggested equity comparables. In addition, black and white photographs were submitted of these properties with notations supporting the disputed points.

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* this burden of proof and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of market value as well as improvement age and size to be the sale of the subject which is supported by the appellant's appraisal. The Board finds the subject property had a market value of \$85,100 as of the assessment date at issue. Since market value has been established the three year median level of assessment for class 2 property of 9.69% as determined by the Illinois Department of Revenue shall apply. (86 Ill.Admin.Code §1910.50(c)(2). Further, the Board finds that the board of review failed to submit any market data evidence in support of its position.

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: January 23, 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.