



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

APPELLANT: Daubert Cromwell, LLC  
DOCKET NO.: 12-24657.001-I-1 through 12-24657.004-I-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Daubert Cromwell, LLC, the appellant(s), by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. in Chicago; 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
12-24657.001-I-1	24-35-100-020-0000	19,387	20,282	\$39,669
12-24657.002-I-1	24-35-100-021-0000	24,796	11,589	\$36,385
12-24657.003-I-1	24-35-100-027-0000	3,299	206	\$3,505
12-24657.004-I-1	24-35-100-042-0000	1,978	0	\$1,978

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 one-story, masonry constructed, industrial building with 100,215 square feet of building area. There is also a small 5,000 square foot accessory building. The subject was constructed in 1977. The property has a 179,861 square foot site and is located in Worth Township, Cook County. The subject is classified as a class 6 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 subject property had a market value of \$800,000 as of January 1, 2011.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$81,537. The subject's assessment reflects a market value of \$815,370 or \$7.50 per square foot of building area when using the combined building area for the two subject buildings of 105,215 square feet, and applying the 2012 level of assessment for class 6 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

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

#### **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 appellant's appraiser's value conclusions are not credible. The Board notes that the subject contains a 100,215 square foot building and a 5,000 square foot building. The appraiser did not add any value to account for the 5,000 square foot building. Additionally, the Board notes that the appraisal indicates the subject sold on December 22, 2010 for a price of \$2,483,000. The appraiser stated that prior to the sale the current owner was a lessee of the subject. The appraiser stated that the cost of the lessee moving would be over \$1,000,000.

The Board finds the best evidence of the subject's market value is the appellant's appraisal sale comparable #3 and the board of review's comparables #2 and #5. These comparables have sale prices that range from \$4.95 to \$29.36 per square foot of building area, including land. The subject's assessment reflects a market value of \$7.50 per square foot of building area, including land which is within the range of these comparables. 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.

*Mario Alvares*

Chairman

*DR*

Member

Member

*Robert Hoffmann*

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: May 20, 2016

*A. Heston*

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.