



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

APPELLANT: Howard Weitzman
DOCKET NO.: 12-26769.001-C-1
PARCEL NO.: 20-03-402-002-0000

The parties of record before the Property Tax Appeal Board are Howard Weitzman, the appellant(s), by attorney Robert M. Sarnoff, of Sarnoff & Baccash 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:

LAND: \$16,144
IMPR.: \$0
TOTAL: \$16,144

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 13,454 square foot parcel of vacant land. The property is located in Hyde Park Township, Cook County and is a class 1-00 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 \$108,000 as of January 1, 2009. The appraisal utilized the sales comparison approach to value and the

appraiser analyzed four vacant land sales. These sales occurred from April 2007 to April 2008 and sold for prices ranging from \$7.55 to \$9.32 per square foot.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$16,144. The subject's assessment reflects a market value of \$161,440 using the Cook County Ordinance level of assessment for class 1 property of 10%.

In support of its contention of the correct assessment the board of review submitted seven sales comparables. These properties sold between April 2007 and April 2012 for prices ranging from \$4.90 to \$91.15 per square foot.

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 has not met this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the appellant's appraisal is too far removed from the lien date in question to accurately reflect the subject market value as of January 1, 2012. Therefore the Board gives the adjustments and conclusions of value in the appraisal no weight. However, the Board will look at the raw sales data of both parties.

The Board finds the parties submitted a total of 11 sales comparables. The Board finds the appellant's comparable #1 and the board of review's comparables #2, #5, and #7 the most similar to the subject and most reflective of the subject's market value as of the lien date. These properties sold between March 2008 and April 2012 for prices ranging from \$6.10 to \$89.99 per square foot. In comparison, the subject's assessment reflects a market value of \$11.99 per square foot which is within the range of the comparables. After adjustments for differences in pertinent factors, the Board finds the subject's market value is supported and a reduction in the 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: _____

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: May 20, 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.