



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

APPELLANT: Stan & Shirley Konrick
DOCKET NO.: 12-28331.001-R-1 through 12-28331.004-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Stan & Shirley Konrick, the appellants, by attorney Joe Lee Huang of the Law Offices of Terrence Kennedy, Jr., 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-28331.001-R-1	12-21-301-022-0000	2,066	10,712	\$12,778
12-28331.002-R-1	12-21-301-023-0000	2,066	10,712	\$12,778
12-28331.003-R-1	12-21-301-024-0000	4,134	6,572	\$10,706
12-28331.004-R-1	12-21-301-025-0000	4,134	1,604	\$5,738

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 comprised of four parcels that are improved with three structures. Improvement #1 is a one-story mixed use 3,763 square foot building utilized as a bar/tavern with a three bedroom owner occupied apartment. Improvement #2 is a 1,103 square foot residential building containing four studio apartments. Improvement #3 is a 400 square foot coach house that has one studio apartment unit. The buildings were built in 1930

or 1936. The buildings are situated on 20,668 square feet of land area. The subject improvements are classified as a Class 2-12, 2-11 and 2-03 properties, respectively, under the Cook County Real Property Assessment Classification Ordinance. The subject property is located in Leyden Township, Cook County, Illinois.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted an appraisal report estimating the subject property had a market value of \$420,000 as of January 1, 2010. The appraiser developed the sales comparison approach to value in arriving at the final opinion of value.

The appellants also submitted the final decision(s) issued by the Cook County Board of Review disclosing the subject property's total assessment of \$50,026. The subject's assessment reflects an estimated market value of \$500,260 when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for Class 2 property of 10%. Based on this evidence, the appellants requested the subject's assessment be reduced to reflect the appraised value.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessment of the subject property as required by section 1910.40(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.40(a). Therefore, the board of review was found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.69(a).

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

The Board finds the only evidence of market value contained in this record is the appraisal submitted by the appellants estimating the subject property had a market value of \$420,000 as of January 1, 2010. The subject property's final assessment reflects an estimated market value of \$500,260, which is considerably more than the appraised value as submitted by the appellants. The board of review did not submit any evidence in support of the correct assessment of the subject property or to refute the value evidence submitted by the appellants. 86 Ill.Admin.Code §1910.40(a). Therefore, the board of review was found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.69(a). Based on this evidence, the Board finds a reduction

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in the subject's assessment is warranted. Since fair market value has been established, the Cook County Real Property Assessment Classification Ordinance level of assessment for Class 2 property of 10% 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



Acting 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: March 18, 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.