



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

APPELLANT: Regency at the Woods
DOCKET NO.: 12-28515.001-R-3 through 12-28515.070-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Regency at the Woods, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
12-28515.001-R-3	01-28-404-012-0000	2,698	36,368	\$ 39,066
12-28515.002-R-3	01-28-404-014-0000	2,456	34,733	\$ 37,189
12-28515.003-R-3	01-28-404-015-0000	2,594	36,453	\$ 39,047
12-28515.004-R-3	01-28-404-016-0000	2,404	35,249	\$ 37,653
12-28515.005-R-3	01-28-405-002-0000	2,445	34,613	\$ 37,058
12-28515.006-R-3	01-28-405-004-0000	2,514	45,960	\$ 48,474
12-28515.007-R-3	01-28-405-005-0000	2,968	40,432	\$ 43,400
12-28515.008-R-3	01-28-405-006-0000	3,415	35,504	\$ 38,919
12-28515.009-R-3	01-28-405-007-0000	3,350	41,688	\$ 45,038
12-28515.010-R-3	01-28-405-016-0000	2,763	38,883	\$ 41,646
12-28515.011-R-3	01-28-406-001-0000	2,385	45,681	\$ 48,066
12-28515.012-R-3	01-28-406-002-0000	2,475	36,400	\$ 38,875
12-28515.013-R-3	01-28-406-003-0000	2,591	29,772	\$ 32,363
12-28515.014-R-3	01-28-406-004-0000	2,425	35,247	\$ 37,672
12-28515.015-R-3	01-28-406-006-0000	2,393	36,415	\$ 38,808
12-28515.016-R-3	01-28-406-008-0000	2,333	36,949	\$ 39,282
12-28515.017-R-3	01-28-406-009-0000	2,382	36,597	\$ 38,979
12-28515.018-R-3	01-28-406-010-0000	2,307	35,893	\$ 38,200
12-28515.019-R-3	01-28-406-011-0000	2,391	32,034	\$ 34,425
12-28515.020-R-3	01-28-406-014-0000	2,470	36,203	\$ 38,673
12-28515.021-R-3	01-28-406-015-0000	2,521	35,868	\$ 38,389
12-28515.022-R-3	01-28-406-016-0000	2,480	34,980	\$ 37,460
12-28515.023-R-3	01-28-406-018-0000	2,445	34,863	\$ 37,308
12-28515.024-R-3	01-28-406-019-0000	2,344	36,416	\$ 38,760
12-28515.025-R-3	01-28-407-001-0000	2,441	36,207	\$ 38,648

12-28515.026-R-3	01-28-407-002-0000	2,235	45,801	\$ 48,036
12-28515.027-R-3	01-28-407-003-0000	2,639	36,377	\$ 39,016
12-28515.028-R-3	01-28-407-004-0000	2,635	36,378	\$ 39,013
12-28515.029-R-3	01-28-407-005-0000	2,728	35,204	\$ 37,932
12-28515.030-R-3	01-28-407-006-0000	2,282	36,423	\$ 38,705
12-28515.031-R-3	01-28-408-002-0000	2,365	44,485	\$ 46,850
12-28515.032-R-3	01-28-408-003-0000	2,637	36,378	\$ 39,015
12-28515.033-R-3	01-28-408-004-0000	2,721	34,824	\$ 37,545
12-28515.034-R-3	01-28-408-006-0000	2,311	36,952	\$ 39,263
12-28515.035-R-3	01-28-409-001-0000	2,245	36,426	\$ 38,671
12-28515.036-R-3	01-28-409-002-0000	2,466	36,443	\$ 38,909
12-28515.037-R-3	01-28-409-005-0000	2,571	36,190	\$ 38,761
12-28515.038-R-3	01-28-409-007-0000	2,428	44,123	\$ 46,551
12-28515.039-R-3	01-28-409-009-0000	2,646	40,917	\$ 43,563
12-28515.040-R-3	01-28-409-010-0000	2,633	45,801	\$ 48,434
12-28515.041-R-3	01-28-409-011-0000	2,555	36,191	\$ 38,746
12-28515.042-R-3	01-28-409-012-0000	2,489	44,355	\$ 46,844
12-28515.043-R-3	01-28-410-001-0000	2,373	32,559	\$ 34,932
12-28515.044-R-3	01-28-410-003-0000	2,416	44,365	\$ 46,781
12-28515.045-R-3	01-28-410-005-0000	2,545	35,865	\$ 38,410
12-28515.046-R-3	01-28-410-006-0000	2,479	36,399	\$ 38,878
12-28515.047-R-3	01-28-410-008-0000	2,393	52,597	\$ 54,990
12-28515.048-R-3	01-28-410-010-0000	2,551	49,922	\$ 52,473
12-28515.049-R-3	01-28-410-011-0000	2,677	41,910	\$ 44,587
12-28515.050-R-3	01-28-410-013-0000	2,327	36,418	\$ 38,745
12-28515.051-R-3	01-28-411-005-0000	2,668	45,801	\$ 48,469
12-28515.052-R-3	01-28-411-006-0000	2,463	36,401	\$ 38,864
12-28515.053-R-3	01-28-411-008-0000	2,517	36,394	\$ 38,911
12-28515.054-R-3	01-28-411-009-0000	2,436	44,485	\$ 46,921
12-28515.055-R-3	01-28-412-001-0000	2,412	36,210	\$ 38,622
12-28515.056-R-3	01-28-412-002-0000	2,890	35,249	\$ 38,139
12-28515.057-R-3	01-28-412-003-0000	2,665	36,374	\$ 39,039
12-28515.058-R-3	01-28-412-005-0000	2,555	36,192	\$ 38,747
12-28515.059-R-3	01-28-412-006-0000	2,599	40,987	\$ 43,586
12-28515.060-R-3	01-33-201-002-0000	1,404	35,289	\$ 36,693
12-28515.061-R-3	01-33-201-004-0000	1,767	36,988	\$ 38,755
12-28515.062-R-3	01-33-201-005-0000	2,324	36,468	\$ 38,792
12-28515.063-R-3	01-33-201-006-0000	1,923	41,184	\$ 43,107
12-28515.064-R-3	01-33-207-005-0000	2,938	36,131	\$ 39,069
12-28515.065-R-3	01-33-207-006-0000	2,709	34,947	\$ 37,656
12-28515.066-R-3	01-33-207-007-0000	2,603	36,185	\$ 38,788
12-28515.067-R-3	01-33-207-008-0000	2,500	36,397	\$ 38,897
12-28515.068-R-3	01-33-207-009-0000	1,693	36,989	\$ 38,682
12-28515.069-R-3	01-33-207-011-0000	1,616	37,186	\$ 38,802
12-28515.070-R-3	01-33-207-013-0000	1,442	37,230	\$ 38,672

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 (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of 70 improvements on separate PINs. All of the improvements are one-story or one and one-half-story dwellings of frame or frame and masonry construction with between 2,168 and 2,559 square feet of living area. The improvements are between one and four years old. All of the improvements contain a partial or full unfinished basement, central air conditioning, and a two-car garage. Thirty-eight of the improvements also have a fireplace, while the remaining thirty-two improvements have no fireplace. The subject improvements all sit on individual land sites that range from 5,109 to 12,420 square feet of land area. All of the dwellings are located in South Barrington, Barrington Township, Cook County. All of the improvements are classified as class 2-04 properties under the Cook County Real Property Assessment Classification Ordinance, and the four improvements with PINs 01-28-406-006-0000, 01-28-406-010-0000, 01-28-406-015-0000, and 01-28-410-005-0000 also have a class 2-88 home improvement exemption.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales. These comparables sold between February 2009 and September 2010 for between \$171.65 and \$231.87 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$2,838,259. The subject's assessments range from \$32,363 to \$54,990, which reflect a market value range of \$323,630 to \$549,900, or \$145.98 to \$229.80 per square foot of living area, including land, when applying the 2012 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

In support of its contention of the correct assessment, the board of review submitted information on 12 sale comparables. The evidence includes the ASIQ printouts for each of the 12 sale comparables, with a handwritten note on each indicating the sale price and the year of the sale. Ten of the sale comparables were for improvements that are the subject of this appeal. The remaining two sale comparables were for properties that are not a part of this appeal. The board of review also submitted the ASIQ printouts for each of the subject improvements, which stated that all of the improvements received a homeowner's exemption for tax year 2012, except for the improvements on PINs 01-28-407-002-0000, 01-28-410-013-0000, 01-28-410-001-0000, 01-28-409-012-0000, 01-28-409-011-0000, 01-28-408-003-0000, 01-28-411-005-0000,

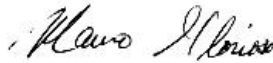
01-33-207-005-0000, and 01-28-405-007-0000. Therefore, except for these nine PINs, the improvements are owner occupied. 35 ILCS 200/15-175.

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 best evidence of market value for each of the 70 subject improvements to be appellant's comparables #1 and #6. These comparables sold for prices ranging from \$171.65 to \$231.87 per square foot of living area, including land. The subject improvements have assessments that reflects a range of market value between \$145.98 and \$229.80 per square foot of living area, including land, which is below or within the range established by the best comparables in this record. The board of review's comparables were given diminished weight because they did not provide details regarding the alleged sales of those comparables. Based on this record, 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.



Chairman



Member



Member



Member

Acting 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: March 24, 2017



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.