



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

APPELLANT: Jung Hyun Park  
DOCKET NO.: 12-29985.001-R-1  
PARCEL NO.: 13-02-419-006-0000

The parties of record before the Property Tax Appeal Board are Jung Hyun Park, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; and 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:

**LAND:** \$4,500  
**IMPR.:** \$24,929  
**TOTAL:** \$29,429

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 two-story multi-family dwelling of masonry construction with 2,652 square feet of living area. The building is 89 years old. Features of the property include a full unfinished basement and a two-car garage. The property has a 3,750 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 apartment building under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted limited evidence disclosing the subject property was purchased on August 21, 2009 for a price of \$256,500. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$29,429. The subject's assessment reflects a market value of \$294,290 or \$110.97 per square foot of living area, land included, when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales that occurred from March 2009 to December 2011 for prices ranging from \$271,000 to \$320,000 or from \$68.70 to \$114.74 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

The appellant submitted a rebuttal brief critiquing the board of review's submission and requested the appeal be written on the evidence.

### **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 appellant argued the subject property was overvalued based on the sale of subject in August 2009 for a price of \$256,500. The Board finds the appellant failed to complete Section IV - Recent Sale Data of the appeal, which would have disclosed how the property had been advertised on the open market and the length of time it had been on the market. The Property Tax Appeal Board's appeal form is not vague as to whether Section IV is to be completed when arguing overvaluation based on a recent sale. The appellant submitted copies of the deed, however, this document does not reveal the pertinent information required to support whether the sale was an arm's-length transaction or not. In addition, the purported August 2009 sale occurred greater than 28 months prior to the January 1, 2012 assessment date at issue. Due to the lack of information regarding the subject's sale and the sale occurring greater than 28 months prior to the assessment date at issue, the Board has given this sales data little weight.

Likewise, the Board finds the board of review's comparables #2 and #4 had sale dates occurring greater than 20 months prior to the January 1, 2012 assessment date at issue. The Board finds the two remaining comparables presented by the board of review had varying degrees of similarity when compared to the subject and also sold more proximate in time to the assessment date at issue. These sales occurred in August 2010 and December 2011 for prices of \$271,000 and \$320,000 or \$104.80 and \$68.70 per square foot of living area including land, respectively. The subject's assessment reflects a market value of \$294,290 or \$110.97 per square foot of living area land included, which is supported by the best sales in the record on a total market value basis.

In conclusion, the Property Tax Appeal Board finds the appellant failed to submit any evidence in this record that would support whether the subject's sale was arm's-length in nature and the subject's August 2009 sale is not considered recent, in relation to the January 1, 2012 assessment date at issue. Based on this record the Board finds the subject's assessment is reflective of market value and 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: December 23, 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.