



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

APPELLANT: New Hope Investment LLC
DOCKET NO.: 12-35923.001-R-1
PARCEL NO.: 29-14-148-006-0000

The parties of record before the Property Tax Appeal Board are New Hope Investment LLC, 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 **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:

LAND: \$2,012
IMPR.: \$1,430
TOTAL: \$3,442

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 2011 final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 dwelling of masonry construction. The dwelling is approximately 55 years old and has 1,171 square feet of living area. Features of the home include a full unfinished basement and a two-car garage. The property has a 6,192 square foot site and is located in Dolton, Thornton Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based in part on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject property was purchased on November 16, 2009 for a price of \$44,900. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The appellant also based this appeal on lack of assessment uniformity. In support of this argument, the appellant submitted evidence of four comparable properties similar in location, design, exterior construction, age, size and/or features to the subject property. The comparables have improvement assessments ranging from \$1.22 to \$3.71 per square foot of living area.

The appellant also reported the final decision issued by the Cook County Board of Review establishing a total assessment for the subject of \$7,511, which reflects a market value of approximately \$75,110 using the Cook County Real Property Assessment Classification Ordinance level of assessments for class 2 property of 10%. The appellant also reported an improvement assessment for the subject property of \$5,499 or \$4.70 per square foot of living area. Based on this evidence the appellant requested the subject's assessment be reduced to reflect a total assessment of \$3,442.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

Conclusions 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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). Proof of the market value of the subject property may consist of an appraisal of the subject property as of the assessment date at issue. (86 Ill.Admin.Code 1910.65(c)(1)). After considering the market value evidence submitted by the appellant, the Board finds that a sale of the subject property in November 2009, two years and two months from the valuation date at issue of January 1, 2012, is too remote in time to be solely indicative of the subject's estimated market value.

The appellant also contends lack of assessment equity as a basis of this appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). After an analysis of the assessment data, the Board finds the appellant has met this burden and a reduction in the subject's assessment is warranted commensurate with the appellant's request.

The Board finds the only evidence of lack of assessment uniformity in the record is the data presented by the appellant. The Board finds the subject has an improvement assessment of \$4.70 per square foot of living area which is greater than the improvement assessment of the comparables presented by the appellant. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's arguments as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board.

Based on this record the Property Tax Appeal Board finds the subject property is inequitably assessed and a reduction in the subject's assessment is warranted.

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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



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: September 18, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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