



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

APPELLANT: Anthony Harris
DOCKET NO.: 13-20477.001-R-1
PARCEL NO.: 16-31-133-025-0000

The parties of record before the Property Tax Appeal Board are Anthony Harris, the appellant; 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: \$ 4,151
IMPR.: \$20,078
TOTAL: \$24,229

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 2013 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 123-year-old, two-story, three-unit building with 3,056 square feet of living area of frame construction. Features of the home include a full basement, central air conditioning, a fireplace and a two-car garage. The property has a 6,150 square foot site and is located in Berwyn Township, Cook County. The subject is classified as a class 2 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 information on four suggested equity comparables with sales data on each property. The properties are described as two-story, frame and frame and stucco, buildings ranging: in age from 100 to 121 years; in size from 1,760 to 2,227 square feet of living area; and in improvement assessment from \$5.69 to \$9.36 per square foot of living area. The properties sold for prices ranging from \$28.72 to \$92.54 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,229. The subject's improvement assessment is \$20,078 or \$6.57 per square foot of living area. The subject's assessment reflects a market value of \$250,041 or \$81.82 per square foot of living area, including land, when applying the 2012 three year median level of assessment for class 2 property of 9.69% 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 suggested equity comparables with sales data on each property. In addition, the board of review's grid reflected the sale of the subject in 2010 for \$200,000.

On rebuttal, the appellant argued that the board of review's grid reflects an incorrect number of bedrooms and rooms in total for the subject property. The appellant did not provide any evidence to support this proposition. The appellant also argued that the board of review's graph incorrectly reflects a 2010 sale. Instead, the appellant claims the subject sold in 2000. Furthermore, the appellant argued that the board of review's comparables should not be given any weight because three out of the four comparables are from masonry construction. In support of this argument, the appellant cited the Three Little Pigs story. Appellant contends that based on that story it is common knowledge that houses built from brick are better and more valuable than houses built from sticks. Finally, the appellant argued that the subject property is much older than the board of review's comparables.

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 gives no weight to the appellant's reliance on the Three Little Pigs story for valuation of property purposes. The

Board finds that the appellant failed to provide any evidence to support the story's conclusion when it comes to valuation of property.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #4, and the board of review comparable sales #1. These comparables sold for prices ranging from \$65.19 to \$92.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$81.82 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence 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



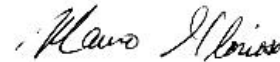
Member



Member



Acting 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: November 20, 2015



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.