



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

APPELLANT: Kevin Schroeder  
DOCKET NO.: 13-23772.001-R-1  
PARCEL NO.: 20-08-110-016-0000

The parties of record before the Property Tax Appeal Board are Kevin Schroeder, the appellant(s); 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:

**LAND:** \$ 2,500  
**IMPR.:** \$ 1,700  
**TOTAL:** \$ 4,200

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 two-story, frame, four-unit apartment building. It contains 3,205 square feet of living area. The dwelling was constructed in 1881. Features include a full basement, ten bedrooms, and four baths. The property has a 3,125 square foot site and is located in Lake Township, Cook County. The property is a class 2-11 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 an appraisal

estimating the subject property had a market value of \$42,000 as of January 1, 2013.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$14,979. The subject's assessment reflects a market value of \$149,790 or \$46.74 per square foot of living area, including land, when applying the 2013 level of assessment for class 2 property of 10% per the Cook County Classification Ordinance..

In support of its contention of the correct assessment the board of review submitted four sale comparables.

At hearing, the appellant, Kevin Schroeder stated that the subject's assessment should be reduced based on the previously submitted appraisal. Mr. Kevin Schroeder presented his father, Dennis Schroeder, as a witness and stated that Dennis Schroeder is familiar with the subject property. Dennis Schroeder attempted to ask questions of the board of review's representative and argue that the subject's assessment should be reduced. The hearing officer did not allow this as Mr. Dennis Schroeder is not the appellant nor an attorney. Mr. Dennis Schroeder did not provide any testimony.

The appellant also presented his appraiser, Robert Wessel, who testified at that he inspected the subject property and that its value on January 1, 2013 was \$42,000.

Upon questioning from the board of review's representative, Mr. Wessel stated that he considered but did not use the income approach to value when determining the subject's market value. The appraiser stated that he relied on the sales approach to value. Upon questioning from the administrative law judge, the appraiser stated that none of the appraisal's comparables were short sales or foreclosure sales.

The board of review's representative stated that the appraiser's three sale comparables are cash transactions that are likely short sales or foreclosure sales that do not reflect their fair cash value. The board of review's representative stated that the board of review's comparables sold for a higher price per square foot than is reflected by the subject's current assessment.

The appellant's appraiser stated that the board of review's comparables are located outside of the subject's area.

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

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The subject's assessment reflects a market value above the best evidence of market value in the record. The Board finds the subject property had a market value of \$42,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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

*K. L. Ferr*

\_\_\_\_\_  
Member

*JR*

\_\_\_\_\_  
Member

*Mark Morris*

\_\_\_\_\_  
Member

*Jerry White*

\_\_\_\_\_  
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: August 21, 2015

\_\_\_\_\_  
*A. Proctor*

\_\_\_\_\_  
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.