



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

APPELLANT: Woodview Builders Inc.  
DOCKET NO.: 13-24599.001-R-1  
PARCEL NO.: 24-05-200-050-0000

The parties of record before the Property Tax Appeal Board are Woodview Builders Inc., the appellant(s), by attorney George Michael Keane, Jr., of Keane and Keane in Chicago; 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:** \$ 2,676  
**IMPR.:** \$19,521  
**TOTAL:** \$22,197

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 multi-story dwelling of frame and masonry construction with 1,472 square feet of living area. The dwelling is one-year old. Features of the home include a partial basement, central air conditioning, two-car garage. The property has a 5,634 square foot site and is located in Worth Township, Cook County. The subject is classified as a class 2-34 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 a photo, a real estate sale contract, and settlement statement. The evidence indicates the subject was purchased from Woodview Builders, Inc on November 27, 2013 for a price of \$285,000, or \$193.61 per square foot of living area, including land. The appellant also argued that the subject is entitled to an 11% prorated improvement assessment as it was newly constructed in 2013, with a Certificate of Occupancy date of November 22, 2013. The

appellant's pleadings and assessor's printout state the subject already has a partial occupancy factor; however, the evidence does not disclose the current proration factor.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$22,197. The subject's assessment reflects a market value of \$221,970; however, the Board is unable to determine whether this is the subject's full market value, as the appellant indicated that the subject's improvement assessment reflects a proration; but, neither party disclosed the percentage of the proration. In support of its contention of the correct assessment the board of review submitted information on four comparable sales.

### **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 appellant stated the subject's improvement assessment is prorated; however, the neither party disclosed the percentage of the proration. Without this information, the Board is unable to determine the subject's current market value at full occupancy, on a price per square foot of living area basis. Accordingly, the Board cannot determine whether the subject's assessment falls within the range of the sale comparables in the record. In addition, the Board finds that neither party submitted evidence that the subject was offered for sale on the open market. The appellant's settlement statement indicates that there were no real estate brokers' fees paid at closing. As such, the recent sale price of the subject may not accurately reflect the subject's fair market value. For these reasons, the Board finds that the appellant has not met the burden of proving by a preponderance of the evidence that the subject is overvalued. 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



Acting 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: June 23, 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.