



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

APPELLANT: Mark Panek FPNBUT846  
DOCKET NO.: 13-28229.001-R-1  
PARCEL NO.: 15-14-320-030-1006

The parties of record before the Property Tax Appeal Board are Mark Panek FPNBUT846, the appellant(s); 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:** \$248  
**IMPR.:** \$5,045  
**TOTAL:** \$5,293

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 condominium unit located in Maywood, Proviso Township, Cook County. The subject is classified as a 2-99 condominium unit as determined by the Cook County Real Property Classification Code.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted limited information on five comparable sales and adjustment information which sold from April to December 2012 for prices ranging from \$2,560 to \$4,070. Appellant did not submit the living area size or percentage of ownership of each comparable or of the subject.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,293. The subject's assessment reflects a market value of \$52,930 when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted information on four sale comparables which sold from July 2012 to September 2013 for prices ranging from \$52,000 to \$136,900. In support, the board of review submitted the MLS printouts for four sale comparables. No living area size or percentage of ownership information was submitted for the sale of the subject.

In rebuttal, the appellant's attorney stated that the board of review's evidence lacks proximity information and distinguished comparables #3 based on sale date.

### **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 failed to lay a foundation for the adjustments in the equalization values grid submitted and, therefore, give them no weight.

In determining the fair market value of the subject property, the Board finds that the appellant failed to provide two key elements of comparability: the square footage and the percentage of ownership of each recent sale comparable. Without the square footage of each of the appellant's recent sale comparables, the Board is unable to calculate the sale price per square foot. Furthermore, the Board cannot calculate the subject's price per square foot because no size information was given by either the appellant or the board of review. Without being able to calculate the subject's and the comparables' price per square foot, the Board cannot determine if the subject is overvalued. The Board finds that appellant submitted insufficient evidence to compare and distinguish the comparables. Therefore, the Board finds that the appellant has not met its burden by a preponderance of the evidence and that the subject does not warrant a reduction based upon the market data submitted into evidence.

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.

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Chairman



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Member

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Member



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Member

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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: January 27, 2017



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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.