



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

APPELLANT: Thaddeus Turek  
DOCKET NO.: 13-28448.001-R-1  
PARCEL NO.: 12-25-416-002-0000

The parties of record before the Property Tax Appeal Board are Thaddeus Turek, 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:** \$2,910  
**IMPR.:** \$14,451  
**TOTAL:** \$17,361

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 one-story, single-family building of masonry construction with 980 square feet of living area. The dwelling was constructed in 1923. The property has a 4,158 square foot site and is located in Elmwood Park, Leyden Township, Cook County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales and equalization information. They sold from July 2012 to March 2013 for prices ranging from \$63,000 to \$114,500 or from \$76.18 to \$113.93 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$17,361. The subject's assessment reflects a market value of \$173,610 or \$177.15 per square foot of building area, including land, when applying the 2013 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 April 2012 to March 2013 for prices ranging from \$147,500 to \$189,500 or from \$182.55 to \$205.18 per square foot of living area, including land.

In written rebuttal, the appellant submitted REDFIN printouts for each of the board of review's comparables.

At hearing, the board of review objected to the appellant's evidence as improper based on its rendering an opinion of value when it is not an appraisal prepared by an appraiser licensed by the State of Illinois. In support, the board of review submitted a copy of an Order by the Illinois Department of Financial and Professional Regulation levying against Rick Robin of Pro Tax Appeal a \$30,000 fine for engaging in unlicensed appraisal practice. The board of review also objected to the appellant's evidence based on the fact no additional or supporting data was submitted to show that the evidence includes arm's length and closed sales. The administrative law judge overrules the board of review's objections and agrees to solely admit the sales data portion of the appellant's sale comparables into evidence.

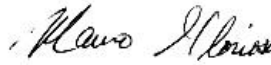
In regards to the appellant's appeal, the appellant confirmed he had no personal knowledge regarding the comparable sales. The appellant was very vague as to who helped him prepare his appeal and evidence. The appellant stated that a person in the Skokie courthouse helped him prepare his appeal. The board of review rested on the evidence previously submitted.

### **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 best evidence of market value to be the board of review's comparables #2, #3, and #4. These similar comparables sold from April 2012 to March 2013 for prices ranging from \$147,500 to \$189,500 or from \$182.55 to \$205.18 per square foot of living area, including land. The subject's assessment reflects a market value of \$177.15 per square foot of living area, including land, which is below 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



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: \_\_\_\_\_

February 24, 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.