



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

APPELLANT: Wheeler Trailer
DOCKET NO.: 13-35888.001-C-1 through 13-35888.009-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Wheeler Trailer, the appellant, by attorney Edward M. Burke, of Klafter & Burke 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 **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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
13-35888.001-C-1	20-05-400-012-0000	86,713	4,402	\$91,115
13-35888.002-C-1	20-05-400-026-0000	28,696	5,389	\$34,085
13-35888.003-C-1	20-05-400-029-0000	145,100	43,529	\$188,629
13-35888.004-C-1	20-05-400-031-0000	6,680	1,182	\$7,862
13-35888.005-C-1	20-08-205-020-0000	89,510	1,373	\$90,883
13-35888.006-C-1	20-08-206-002-0000	181,474	9,152	\$190,626
13-35888.007-C-1	20-08-210-003-0000	111,277	18,627	\$129,904
13-35888.008-C-1	20-05-400-022-0000	41,697	7,807	\$49,504
13-35888.009-C-1	20-05-400-023-0000	100,663	16,729	\$117,392

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 an industrial building of metal construction with 10,000 square feet of building area. The building was constructed in 1960. The property has a total of 32.32 acres of land area and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 5-80 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 \$2,155,000 as of January 1, 2011. The appraisal contained seven comparables that were located in Dolton, Bedford Park, Chicago, Harvey and Cicero. The comparables ranged in land size from 8 to 27.90 acres of land area. The comparables sold from February 2008 to February 2010 for prices ranging from \$250,000 to \$4,500,000.

The appellant's attorney requested that the Board's 2012 decision, which reduced the subject's total assessment to \$900,000, be carried forward to the 2013 tax year.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$976,125. The subject's assessment reflects a market value of \$3,904,500, when applying the level of assessment for class 5 property under the Cook County Real Property Assessment Classification Ordinance of 25%.

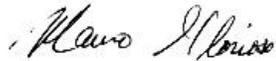
In support of its contention of the correct assessment the board of review submitted information on eight comparable sales located in Chicago. The comparables ranged in land size from .50 of an acre to 6.42 acres of land area. The comparables sold from July 2011 to December 2015 for prices ranging from \$325,000 to \$3,800,000.

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 estimating the subject property had a market value of \$2,155,000 as of January 1, 2011. The subject's assessment reflects a market value of \$3,904,500, which is above the appraised value. The Board gave less weight to the comparable sales submitted by the board of review due to their significantly smaller land sizes when compared to the subject. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



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 13, 2019



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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COUNTY

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