



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

APPELLANT: Garus Bozenna
DOCKET NO.: 14-26670.001-R-1
PARCEL NO.: 12-26-408-025-1004

The parties of record before the Property Tax Appeal Board are Garus Bozenna, the appellant; 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:

LAND: \$ 592
IMPR.: \$3,708
TOTAL: \$4,300

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 2014 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 50-year-old, condominium unit within a three-story, six-unit, residential building. The property is located in Leyden Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on July 14, 2010 for a price of \$40,000. Based on this evidence, the appellant requested a reduction in the subject's assessment to 10% of the purchase price. In addition, the appellant submitted information on four suggested sales comparables. Those comparables sold between March, 2010 and October, 2013 for prices ranging from \$30,000 to \$54,900 per unit.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,330. The subject's assessment reflects a market value of \$53,300 when using the 2014 level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted a brief arguing the subject's 2010 sale was not at fair market value. In support of this proposition, the board of review submitted a deed trail.

In written rebuttal, the appellant submitted a copy of the settlement statement and argued the 2010 sale of the subject was an arm's length transaction.

At hearing, the appellant reiterated the sales argument. The board of review also reiterated its argument that the subject's 2010 sale was not reflective of the market value and is too distant from the 2014 lien year at issue to be relevant.

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 gives no weight to the 2010 sale of the subject because it is four years prior to the current 2014 appeal. The Board also finds the best evidence of market value to be appellant's comparable sales #2, #3, and #4. These comparables sold for prices ranging from \$30,000 to \$43,500 per unit. The subject's assessment reflects a market value of \$53,300 per unit which is above 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 justified.

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.