



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

APPELLANT: Ning Yu
DOCKET NO.: 14-29568.001-R-1
PARCEL NO.: 31-26-314-025-0000

The parties of record before the Property Tax Appeal Board are Ning Yu, 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 **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: \$1,134
IMPR.: \$1,048
TOTAL: \$2,182

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 two-story townhome with 992 square feet of living area of frame and masonry construction. The dwelling is 45 years old. Features of the home include central air conditioning. The property has a 1,260 square foot site and is located in Rich Township, Cook County. The subject is classified as a class 2-95 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 evidence showing that the subject sold on February 20, 2014 for \$17,500. This evidence included the settlement statement. The appellant's pleadings regarding Section IV- Recent Sale Data confirmed the closing date, sale price, the parties to the transaction were not related, and the subject was advertised for sale on the open market with a realtor.

The appellant also submitted information on three comparable sales. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,658. The subject's assessment reflects a market value of \$56,580 or \$57.03 per square foot of living area, including land, when applying the level of assessment for class 2 properties of 10.00% as determined by the Cook County classification ordinance.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables with sale information on each comparable.

At hearing, the appellant argued that the board of review's comparables should be given no weight because none of their comparables were located in the same neighborhood as the subject, they are based on raw, unadjusted data, and because they were dissimilar to the subject as to various key property characteristics. The appellant's comparables were all located in the subject's neighborhood and are located in the same complex as the subject property.

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.

In support of the assessment, the board of review submitted a grid listing four sales comparables. These properties sold from July 2013 to November 2013 for prices ranging from \$67.20 to \$101.72 per square foot of living area, including land. In addition, the board of review submitted a brief stating that the subject's sale was not at fair market value due to the deed trail confirming that a *lis pendens* lien was placed on the subject on April 19, 2012 and that the subject was granted/conveyed via a foreclosure sale. In support of the foreclosure sale, the board of review submitted printouts from the Cook County Recorder of Deeds.

The Board finds the best evidence of market value to be the appellant's comparable sales. These comparables sold for prices ranging from \$14.45 to \$22.11 per square foot of living area, including land. Furthermore, these sales were all located in the subject's neighborhood while the board of review's comparables were not. The subject's assessment reflects a market value of \$57.03 per square foot of living area, including land, 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.

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



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: August 18, 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.