



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

APPELLANT: Kenneth Satera
DOCKET NO.: 14-29617.001-R-1
PARCEL NO.: 12-28-111-038-0000

The parties of record before the Property Tax Appeal Board are Kenneth Satera, 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: \$ 2,418
IMPR.: \$12,448
TOTAL: \$14,866

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 one-story dwelling of masonry construction. The dwelling is 62 years old. The property has a 4,836 square foot site and is located in Leyden Township, Cook County. The subject is classified as a class 2-03 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 information on three suggested comparable sales that ranged in sale price per square foot of living area, including land, from \$127.27 to \$149.71. The appellant requested a total assessment reduction to \$14,000.

The appellant also submitted a sketch and a survey, arguing that the board of review overstated the subject's square footage of living area as 1,008 square feet, when, in fact, the subject contains 993 square feet.

A Flood Declaration Statement indicating the appellant has flood insurance was also provided.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$14,866. The subject's assessment reflects a market value of \$148,660 when applying the level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted information on four suggested sales comparables that sold for prices ranging from \$150.93 to \$176.43 per square foot of living area including land. The board of review also submitted equity comparables.

In rebuttal, the appellant indicated that the board's comparables may not be located in a flood zone, as is the subject property. A map and insurance policy renewal notice were provided.

Conclusion of Law

Initially, the Board finds the subject contains 993 square feet of living area, 15 square feet less than that indicated by the board of review. The appellant provided a sketch and a survey, while the board of review acknowledged the reduced square footage on their grid sheet.

The appellant also 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 that although the appellant indicated the subject property is located in a flood zone, no evidence was provided to show any loss in value. The Board further finds the best evidence of market value to be the appellant's comparable sales #1 and #2, and the board of review's comparable sale #4. These comparables were most similar in property characteristics to the subject property, were located within two blocks of the subject property, and sold within 12 months of the January 1, 2014 valuation date. These comparables sold for prices ranging from \$127.27 to \$150.93 per square foot of living area, including land. The subject's assessment reflects a market value of \$149.71 per square foot of living area including land, which is within 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.

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.