



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

APPELLANT: Julie Knipstein
DOCKET NO.: 14-29703.001-R-1
PARCEL NO.: 15-33-302-020-0000

The parties of record before the Property Tax Appeal Board are Julie Knipstein, the appellant, by Christopher G. Walsh, Jr., Attorney at Law 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 **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: \$4,987
IMPR.: \$65,946
TOTAL: \$70,933

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 dwelling of frame construction with 3,519 square feet of living area. The dwelling is 10 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a two-car garage.¹ The property has a 6,650 square foot site and is located in La Grange, Proviso Township, Cook County. The subject is classified as a class 2-78 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 \$670,600 as of November 17, 2011.

¹ The parties differ as to the subject's age, dwelling size and basement finish. The Board finds the differences reported by the parties will not impact the Board's decision.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$70,933. The subject's assessment reflects a market value of \$709,330 or \$281.59 per square foot of living area, including land, when using 3,519 square feet of living area and when applying the 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 three comparable sales that occurred from December 2012 to October 2013 for prices ranging from \$706,000 to \$880,000 or from \$256.35 to \$302.09 per square foot of living area, including land. The board of review's submission included three additional comparables to show that the subject's assessment is being equally assessed with similar properties.

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 comparable sales #1 and #2. These comparables had varying degrees of similarity when compared to the subject and also sold more proximate in time to the January 1, 2014 assessment date, than did the comparables selected by the appellant's appraiser. The most similar board of review comparable sales sold for prices of \$869,000 and \$880,000 or \$260.80 and \$302.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$709,330 or \$281.59 per square foot of living area, including land, which is supported by the best comparable sales in the record. The Board gave less weight to the value conclusion from the appellant's appraisal due to its effective date occurring 25 months prior to the January 1, 2014 assessment date. In addition, the Board gave less weight to the raw sales data from the appellant's appraisal due to the sales occurring in 2011, which would be less probative of the subject's market value as of the assessment date at issue than the sales presented by the board of review. Likewise, the Board gave less weight to the board of review's comparable #3 due to its sale date occurring greater than 12 months prior to the assessment date at issue. Finally, the Board gave less weight to the equity comparables submitted by the board of review, as this evidence is not responsive to the overvaluation argument brought by the appellant. The Based on this evidence in this record, 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: March 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.