



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

APPELLANT: Ignacio & Megan Zepeda
DOCKET NO.: 14-29957.001-R-1
PARCEL NO.: 31-35-413-009-0000

The parties of record before the Property Tax Appeal Board are Ignacio & Megan Zepeda, the appellants; 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: \$1,872
IMPR.: \$28
TOTAL: \$1,900

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 frame and masonry exterior construction with 949 square feet of living area. The dwelling is approximately 62 years old. Features of the home include a full concrete slab foundation and a two-car garage. The property has a 6,809 square foot site and is located in Park Forest, Rich Township, Cook County. The subject is classified as a class 2-02 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants argued that the fair market value of the subject is not accurately reflected in its assessed value as the basis for this appeal. The appellants contend that the subject's recent sale best reflected the subject's market value. The subject property sold January 17, 2014, for a price of \$19,000.

To document the sale the appellants submitted the Settlement Statement and the Multiple Listing Service (MLS) sheet. The MLS listing sheet indicated the property had been on the market 68 days and the sale was pre-foreclosure. Based on this evidence, the appellants requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$4,368. The subject's assessment reflects a market value of \$43,680 or \$46.03 per square foot of living area, land included, when applying the 10% level of assessment for class 2 residential property pursuant to the Cook County Real Property Assessment Classification Ordinance. In support of the subject's assessment, the board of review submitted information on four comparables located within the same neighborhood assessment code as the subject property. The comparables consists of one-story dwellings of frame and masonry exterior construction that are 62 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings contain 949 or 974 square feet of living area and are situated on sites ranging in size from 6,843 to 11,169 square feet of land area. Three of the comparables sold from October 2011 to August 2013 for prices ranging from \$18,000 to \$52,000 or from \$18.97 to \$54.79 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The board of review submitted information on three sales comparables for the Board's consideration. The Board gave less weight to the board of review's comparables #1 and #4 due to their older sale dates. The Board finds the best evidence of market value in the record to be the purchase price of the subject property in January 2014 for a prices of \$19,000. The appellants provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellants completed Section IV-Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor, the property had been advertised on the open market through the Multiple Listing Service and it had been on the market for approximately 68 days. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. The Board gave less weight to the board of review's remaining sales comparable, as this evidence does not overcome the weight of the subject's arm's length transfer. Based on this record the Board finds a reduction in the subject's assessment commensurate with the appellants' request is appropriate.

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: January 27, 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.