



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

APPELLANT: Jianqi Wei
DOCKET NO.: 14-34113.001-R-1
PARCEL NO.: 32-03-321-005-0000

The parties of record before the Property Tax Appeal Board are Jianqi Wei, 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: \$1,340
IMPR.: \$8,747
TOTAL: \$10,087

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, single-family dwelling of frame construction with 1,732 square feet of living area. Features of the dwelling include a full unfinished basement, one fireplace, and a two-car garage. The dwelling was constructed in 1942 and is located in Glenwood, Bloom Township, Cook County. The property is a class 2-05 per the Cook County Real Property Classification Ordinance.

The appellant argued that the fair market value of the subject property was not accurately reflected in its assessed value as the basis of this appeal. In support of the market value argument, the appellant submitted three sale comparables which sold from May 2014 to March 2015 for prices ranging from \$54,900 to \$71,900 or from \$63.54 to \$94.60 per square foot of living area, including land. In support of the comparables, the MLS sheets were submitted for all the sale comparables. Lastly, the appellant's pleadings regarding Section IV- Recent Sale Data confirmed the subject was purchased on August 28, 2008 for \$56,000 or \$32.50 per square

foot of living area, including land, and that the parties to the transaction were not related, the seller's mortgage was not assumed, the subject was advertised for sale using a realtor, and \$4,000 was spent on renovation costs. No further evidence supporting the sale was submitted.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$10,087. The subject's assessment reflects a market value of \$100,870 or \$58.24 per square foot of living area, land included, when using the 2014 level of assessment for class 2-05 properties of 10% as determined by the Cook County Real Property Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted four equity comparables and sales data for each comparable.

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 that the subject's sale price in August 2008 is reflective of the market value in 2008 and not the 2014 tax lien year. The 2008 sale date is too far removed in time from the January 1, 2014 lien date. The appellant also submitted no supporting evidence such as a settlement statement or deed that the 2008 sale was an arm's length transaction. Lastly, the year the subject was sold was in a different assessment triennial than the 2014 tax year.

The Board finds the best evidence of market value to be the board of review's comparables. These similar comparables sold for prices ranging from \$89.23 to \$329.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$58.24 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Furthermore, the subject's 2008 sale price of \$32.50 per square foot of living area, including land is also within the range established by the best sale comparables. 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.