



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

APPELLANT: Richard Baker
DOCKET NO.: 15-25597.001-R-1
PARCEL NO.: 03-32-306-022-0000

The parties of record before the Property Tax Appeal Board are Richard Baker, 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: \$4,125
IMPR.: \$29,875
TOTAL: \$34,000

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 2015 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, single-family dwelling of frame and masonry construction with 3,105 square feet of living area. The dwelling was constructed in 1948. The property has a 6,600 square foot site and is located in Arlington Heights, Wheeling Township, Cook County.

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 \$340,000 as of January 1, 2014 undertaken by Daniel J. Casey. The appraisal indicates Mr. Casey is an Illinois certified general real estate appraiser. The appellant requested that the subject's 2014 PTAB reduction be carried forward to the 2015 appeal.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,000. The subject's assessment reflects a market value of

\$410,000 or \$132.05 per square foot of living area, land included, when using the 10% level of assessment 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 sale comparables.

In rebuttal, the appellant submitted a settlement statement stating that the subject sold in May 2016 for \$325,000.

At hearing, the appellant presented the testimony of Mr. Daniel J. Casey, the appraiser. Mr. Casey testified he is an Illinois certified general appraiser and prepared the appraisal and was tendered and accepted as an expert in real estate valuation, with no objection from an opposing party.

Mr. Casey testified that he employed the sales comparison approach to estimate a total market value for the subject of \$340,000, as of January 1, 2014. Mr. Casey testified he inspected the interior and exterior of the subject and described the subject property and its environs. Kelly testified the subject is a older, single-family home in need of updating and is located in a desirable location in Arlington Heights, Illinois. Mr. Casey reviewed the three sale comparables included in the appraisal. Mr. Casey testified that he made adjustments for condition, amenities, and size.

Under cross-examination by the board of review, Mr. Casey testified that no adjustments for construction and age were made to sale comparable #3 because construction has a less impact on market value due to age of subject. Mr. Casey testified that no interior photographs were included in the appraisal due to monetary constraints. Mr. Casey tendered as Exhibit "A" exterior photographs of the sale comparables #2 and #3.

The appellant also testified that the subject is owner occupied and that the subject sold on May 20, 2016 for \$325,000.

The board of review did not call any witnesses and rested its case upon its written evidence submissions. As a result of its analysis, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

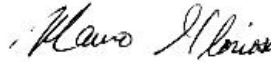
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The subject's assessment reflects a market value of \$410,000, which is above the best evidence of market value in, the record. The Board finds the subject property had a market value of \$340,000

Docket No: 15-25597.001-R-1

as of the assessment date at issue. Since market value has been established, the 10% level of assessment as determined by the Cook County Real Property Classification Ordinance shall apply.

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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



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: January 16, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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