



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

APPELLANT: Cribs Realty, LLC
DOCKET NO.: 15-30243.001-R-1 through 15-30243.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Cribs Realty, LLC, the appellant(s), by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby **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:

| DOCKET NO | PARCEL NUMBER | LAND | IMPRVMT | TOTAL |
|------------------|--------------------|------|---------|---------|
| 15-30243.001-R-1 | 25-22-324-012-0000 | 900 | 500 | \$1,400 |
| 15-30243.002-R-1 | 25-22-324-019-0000 | 800 | 100 | \$900 |

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 two-story, single-family dwelling of frame construction with 1,478 square feet of living area. The dwelling was constructed in 1929. The property has a 3,267 square foot site and is located in Chicago, Hyde Park Township, Cook County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted evidence showing that the subject sold on January 13, 2012 for \$23,000. This evidence included copies of the settlement statement and an affidavit. The appellant's pleadings regarding Section IV- Recent Sale Data confirmed the closing date, sale price, that the parties to the transaction were not related, the seller's mortgage was not assumed, and that the subject was advertised for sale for 35 days on the MLS with a realtor. The appellant also submitted four sale comparables.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$7,944 was disclosed. The subject's assessment reflects a market value of \$79,440 or \$53.74 per square foot of living area when applying the 2015 level of assessment for class 2-05 property under the Cook County Real Property Assessment Classification Ordinance of 10%. In support, the appellant submitted a four equity comparables. Lastly the board of review also submitted a brief in which it argued the subject's sale was compulsory because it was not at arm's-length for fair cash value. No evidence was submitted supporting that the transaction was a compulsory sale.

In rebuttal, the appellant reiterated its argument that the sale was at arm's-length for fair cash value. The appellant argued, at length, that a conveyance by a Special Warranty Deed may still be at arm's-length, prior Board decisions provide proof that compulsory sales are at market value and included many sub-arguments that did not address the issues raised. The appellant also stated that the board of review did not refute that the arm's length nature of the subject's recent sale including the four sale comparables. The appellant reaffirmed the request for an assessment reduction.

At hearing, the appellant's attorney confirmed the sale of the subject in January 2012 and reviewed the evidence submitted. The board of review analyst reviewed the evidence submitted.

Conclusion of Law

When overvaluation is claimed, the appellant has the burden of proving the value of the property by a preponderance of the evidence. Cook County. Bd. of Review v. Prop. Tax Appeal Bd., 339 Ill. App. 3d 529, 545 (1st Dist. 2002); National City Bank of Michigan/Illinois v. Prop. Tax Appeal Bd., 331 Ill. App. 3d 1038, 1042 (3d Dist. 2002) (citing Winnebago County. Bd. of Review v. Prop. Tax Appeal Bd., 313 Ill. App. 3d 179 (2d Dist. 2000)); 86 Ill. Admin. Code § 1910.63(e). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. Calumet Transfer, LLC v. Prop. Tax Appeal Bd., 401 Ill. App. 3d 652, 655 (1st Dist. 2010); 86 Ill. Admin. Code § 1910.65(c). Having considered the evidence presented, the Board finds that the evidence indicates a reduction is warranted.

The Board finds the best evidence of market value to be the purchase of the subject property in January 2012 for \$23,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction including disclosing that the parties to the transaction were not related and that it was advertised for sale on the open market with a realtor. In further support of the transaction, the appellant submitted copies of the settlement statement. Based on this record, the Board finds the subject property had a market value of \$23,000 as of January 1, 2015. Since market value has been determined, the level of assessments for class 2-05 residential property of 10% shall apply as determined by the Cook County 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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



Member

Member



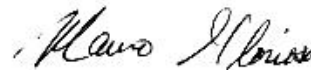
Member

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: November 19, 2019



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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