



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

APPELLANT: Maria G. Aquilera
DOCKET NO.: 15-33679.001-R-1
PARCEL NO.: 17-31-411-023-0000

The parties of record before the Property Tax Appeal Board are Maria G. Aquilera, 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: \$ 6,120
IMPR.: \$24,424
TOTAL: \$30,544

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 three-story multi-family dwelling of masonry construction with 5,082 square feet of living area. The dwelling is 122 years old. The property has a 3,600 square foot site and is located in South Chicago Township, Cook County. The subject is classified as a class 2-11 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 \$180,000 as of November 22, 2011. The appraiser used the income and sales comparison approaches to value. Under the sales comparison approach, he analyzed three sales to develop a market value for the subject property. The comparables sold from March 2010 through September 2011 for prices ranging from \$210,000 to \$447,450. The appraiser failed to provide the square footage of living area for the comparables. Additionally, the appraisal indicated that the subject was not

owner-occupied. The appellant also indicated the subject was purchased for \$130,000 on December 13, 2011. The appellant indicated the property was sold using a realtor, the property was advertised for sale, and it was not a transfer between related parties. The appellant supported this transaction with a settlement statement.

The appellant also submitted three suggested comparable sales. These comparables contained between 5,274 and 8,160 square feet of building area. They all sold in 2012 for prices ranging from \$170,500 to \$258,500, or \$29.78 to \$32.33 per square foot, including land. Based on this evidence, the appellant request an assessment reduction to \$19,853.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the total assessment for the subject of \$30,544. The subject's assessment reflects a market value of \$305,440, or \$60.10 per square foot, including land, when applying the 10% level of assessment as established by the Cook County Real Property Classification Ordinance. In support of the subject's assessment, the board of review submitted four equity comparables, three of which reflected sale data. The comparables sold from August 2015 through November 2015 for prices ranging from \$101.01 to \$127.86 per square foot, including land. Based on this evidence, 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 has not met 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 sale comparables #1 through #4 submitted by the board of review, as these comparables sold in a time frame proximate to the January 1, 2015 valuation date, and are similar in location and size to the subject. The Board gives no weight to the sale or the appraisal, as the sale date and valuation date are too far removed from the lien date to be meaningful in determining the subject's market value as of January 1, 2015. Additionally, the appellant's appraisal utilized sales from 2010 and 2011, which the Board finds too remote in time to be useful in valuing the property as of January 1, 2015.

As the subject property's current market value of \$60.10 is below the range of the best sale comparables contained in the record, the Board finds that the evidence does not warrant a reduction in the subject's assessment.

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: September 22, 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 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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