



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

APPELLANT: Caleb Bryant
DOCKET NO.: 15-34206.001-R-1
PARCEL NO.: 16-01-407-047-1002

The parties of record before the Property Tax Appeal Board are Caleb Bryant, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$3,074
IMPR.: \$38,426
TOTAL: \$41,500

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 parcel is improved with a residential condominium in a building of 6 units. The dwelling is 9 years old and constitutes a 23.79% ownership of the building. The property is located in neighborhood 30 in Chicago, West Chicago Township, Cook County. It is classified as a class 2-99 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 information on nine comparable properties. They are described as "residential condominiums, individually owned, less than 7 units" located in neighborhood code 30. The appellant did not report age, dwelling size and/or percentage of ownership for the comparables. They sold between April 2014 and May 2015 for prices ranging from \$255,000 to \$415,000. Based on this evidence, the appellant requested the total assessment be reduced to \$32,554 or a market value of approximately \$325,540.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$50,920. The subject's assessment reflects a market value of approximately \$509,200.

In support of the subject's assessment the board of review submitted a Condominium Analysis which included sales information on four condominium units in the subject's building. The comparables ownership percentages ranged from 12.55% to 25.90%. They sold in 2014 and 2015 for prices ranging from \$295,000 to \$415,000. Board of review comparable #1 is also appellant's comparable #7. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellant asserts the board of review comparables alone support a reduction.

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 gave less weight to appellant's comparables #1 through #6, #8 and #9 based on lack of information regarding dwelling age, dwelling size and/or percentage of ownership. The Board also gave less weight to board of review comparables #2, #3 and #4 based on dissimilar percentages of ownership as compared to the subject. The Board finds the best evidence of market value in the record is board of review comparable #1 which is also appellant's comparable #7. This comparable was located in the same building as the subject and was most similar to the subject in age and percentage of ownership. It sold in July 2014 for \$415,000. The subject's assessment reflects a market value of \$509,200 which is not supported the most similar comparable in the record.

Based on this record, the Board finds the appellant has proven by a preponderance of the evidence that the subject is overvalued and a reduction in the subject's assessment is justified.

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: _____

May 15, 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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