



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

APPELLANT: Adrian Niemiec
DOCKET NO.: 15-35741.001-R-1
PARCEL NO.: 12-24-320-004-0000

The parties of record before the Property Tax Appeal Board are Adrian Niemiec, the appellant, 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 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: \$5,197
IMPR.: \$19,893
TOTAL: \$25,090

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 dwelling of masonry exterior construction with 1,296 square feet of living area. The dwelling is approximately 37 years old. Features of the home include a full unfinished basement. The property has a 4,725 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-03 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 four comparable sales located within the same neighborhood assessment code as the subject property. The comparables consist of one-story dwellings that range in age from 39 to 49 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 1,248 to 1,344 square feet of living area and are situated on sites that contain 3,780 and 3,990 square feet of land area. The

comparables sold from January 2013 to May 2014 for prices ranging from \$180,000 to \$225,000 or from \$138.89 to \$173.61 per square foot of living area including land. Based on this evidence, the appellant requested the total assessment be reduced to \$18,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$25,090. The subject's assessment reflects a market value of \$250,900 or \$193.60 per square foot of living area, land included, when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. In support of the subject's assessment, the board of review submitted information on three equity comparables¹ and one comparable sale located within the same neighborhood assessment code as the subject property. Comparable #4 had features with varying degrees of similarity when compared to the subject. It sold June 2015 for \$257,500 or \$198.69 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellant argued the board of review's comparables should be given no weight because the comparables lacked sales data.

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 the best evidence of market value in the record to be the appellant's comparables #3 and #4 and the board of review's comparable #4. These properties sold proximate in time to the January 1, 2015 assessment date at issue and were similar to the subject in location, age, size, dwelling design, exterior construction and other features. The comparables sold for prices ranging from \$202,500 to \$257,500 or from \$162.26 to \$198.69 per square foot of living area, including land. The subject's total assessment reflects a market value of \$250,900 or \$193.60 per square foot of living area, including land which falls within the range established by the best comparables in this record. The Board gave less weight to the appellant's comparables #1 and #2 due to their 2013 sale dates, which are less proximate in time to the January 1, 2015 assessment date. Based on this record the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment is not justified.

¹ The board of review included a grid analysis of three equity comparables which will not be further addressed on this record as the Board finds equity data is not responsive to the appellant's market value argument.

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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