



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

APPELLANT: Inchard, LLC  
DOCKET NO.: 15-36742.001-R-1  
PARCEL NO.: 33-06-416-012-0000

The parties of record before the Property Tax Appeal Board are Inchard, LLC, the appellant, by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC in Chicago; 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:** \$2,843  
**IMPR.:** \$10,157  
**TOTAL:** \$13,000

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 multi-level dwelling of frame and masonry exterior construction with 2,012 square feet of living area. The dwelling is approximately 40 years old. Features of the home include a partial finished basement, central air conditioning, a fireplace and a two-car garage. The property has an 8,125-square foot site and is located in Lansing, Bloom Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 14-31035-R-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$13,000 based on the evidence submitted by the parties.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant disclosed the subject was purchased on May 15, 2013 for a price of \$83,900. In Section IV - Recent Sale Data of the residential appeal form, the appellant stated the seller was Federal National Mortgage Association; the parties to the transaction were not related; the property was sold using a relator; and the property had been advertised for sale with a multiple listing service. To document the sale, the appellant submitted a copy of the Settlement Statement revealing the amount of Broker's Fees paid at settlement, the Multi-Board Residential Real Estate Contact and the Real Estate Transfer Declaration. Based on this evidence, the appellant requested the total assessment be reduced to \$8,390.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$16,042. The subject's assessment reflects a market value of \$160,420 or \$79.73 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 four comparable sales with different neighborhood codes than the subject property. The comparables consist of multi-level dwellings that range in age from 38 to 50 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 1,173 to 1,590 square feet of living area and are situated on sites ranging in size from 6,250 to 8,637 square feet of land area. The comparables sold from November 2013 to July 2015 for prices ranging from \$112,000 to \$234,000 or from \$88.05 to \$150.00 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 stated evidence was submitted by the appellant indicating the subject property was purchased for \$83,900. In the rebuttal, counsel also addressed the board of review's evidence.

### **Conclusion of Law**

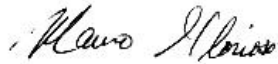
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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 subject property sold in May 2013 for a sale price of \$83,900. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related. In further support of the transaction the appellant submitted a copy of the Settlement Statement revealing the amount of Broker's Fees paid at settlement. The Board also finds the board of review comparables sold more proximate in time to the assessment date than the subject property and are to be given some weight. Based on this record the Board finds the subject's assessment is not reflective of market value and a reduction in the subject's

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assessment is justified to reflect the prior year's assessment as determined by the Property Tax Appeal Board.

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: September 18, 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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