



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

APPELLANT: Scott & Melissa Peterson
DOCKET NO.: 15-38064.001-R-1
PARCEL NO.: 13-12-307-012-0000

The parties of record before the Property Tax Appeal Board are Scott & Melissa Peterson, the appellants, 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 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: \$11,812
IMPR.: \$45,238
TOTAL: \$57,050

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 multi-family dwelling of masonry exterior construction with 4,322 square feet of living area. The dwelling is approximately 89 years old. Features include a full basement finished as an apartment, two fireplaces and a four-car detached garage. The property has a 5,625 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal estimating the subject property has a market value of \$600,000 as of September 20, 2012. The appraisal was prepared by Lance Kirshner, a certified residential real estate appraiser. In estimating the market value of the subject property, the appraiser developed the sales comparison approach and the cost approach to value.

The appellants also submitted four comparables sales located within the same neighborhood code as the subject property. The comparables consist of three-story multi-family dwellings that range in age from 88 to 93 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 4,242 to 4,446 square feet of living area and are situated on sites ranging in size from 3,125 to 4,740 square feet of land area. The comparables sold in January 2014 and March 2015 for prices ranging from \$225,000 to \$510,000 or from \$53.04 to \$116.69 per square foot of living area including land. Based on this evidence, the appellants requested the total assessment be reduced to \$22,920.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,546. The subject's assessment reflects a market value of \$635,460 or \$147.03 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 two equity comparables¹ and two comparable sales located within the same neighborhood code as the subject property. The comparables consist of two-story multi-family dwelling that are 86 and 92 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings contain 3,386 to 3,912 square feet of living area and are situated on sites that contain 4,125 and 4,375 square feet of land area. The comparables sold February and May of 2014 for prices of \$570,000 and \$665,000 or \$145.71 and \$196.40 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 appellants argued the board of review's comparables should be given no weight because their evidence includes "unadjusted sales". Counsel also argued comparable #1 provided by the board of review supports the argument that the subject property is over-assessed.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value in the record to be the appellants' comparables and the board of review comparable #1. These properties were similar to the subject in location, age, size and other features. The comparables sold for prices ranging from \$225,000 to \$570,000 or from \$53.04 to \$145.71 per square foot of living area, including land. The subject's total assessment reflects a market value of \$635,460 or \$147.03 per square foot of

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

living area, including land which falls above the range established by the best comparables in this record. The Board gave little weight to the subject's 2012 appraisal, which appears to be dated and less indicative of market value as of the subject's assessment date of January 1, 2015. The Board also gave less weight to the board of review comparable #2 due to its smaller dwelling size when compared to the subject property. Based on this record the Board finds the subject's assessment is not reflective of market value 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: June 19, 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

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