



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

APPELLANT: Dennis Ritchie
DOCKET NO.: 16-20105.001-R-1
PARCEL NO.: 01-23-300-007-0000

The parties of record before the Property Tax Appeal Board are Dennis Ritchie, the appellant, by attorney James R. Fortcamp, of Seyfarth Shaw LLP 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:	\$54,999
IMPR.:	\$1
TOTAL:	\$55,000

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 2016 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 is improved with a 2-story frame dwelling. The building is 156 years old and contains approximately 2,610 square feet of living area. Features include an unfinished basement, one fireplace, a barn and a three-car garage. The site is 5 acres (217,800 square feet) in size and is located in South Barrington, Barrington Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this overvaluation argument the appellant submitted an Appraisal Report estimating the subject property had a market value of \$550,000 or \$210.73 per square foot of living area including land as of January 1, 2016. The appraiser analyzed three comparable sales and one active listing. The properties are located from .75 of a mile to 4 miles

from the subject on sites that range in size from 199,940 to 257,440 square feet of land area. The dwellings range in size from 2,072 to 2,799 square feet of living area and range in age from 51 to 114 years old. Their features have varying degrees of similarity when compared to the subject. Three of the comparables sold from June 2015 to April 2016 for prices ranging from \$470,000 to \$600,000 or from \$198.73 to \$263.50 per square foot of living area including land. The listing had an asking price of \$589,900 or \$210.75 per square foot of living area including land. The appraiser adjusted for differences between the subject and the comparables resulting in adjusted sale prices ranging from \$492,000 to \$576,500. Based on this evidence, the appellant requested the subject's 2016 total assessment be reduced to \$55,000 which reflects a market value of \$550,000 or \$210.73 per square foot of living area including land using the Cook County Real Property Assessment Classification Ordinance level of assessment for Class 2 property of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$71,212. The subject's assessment reflects a market value of \$712,120 or \$272.84 per square foot of living area, land included, using the level of assessment for Class 2 property of 10%. In support of its contention of the correct assessment, the board of review submitted information on three sales comparables. The comparables are described as two-story frame dwellings having different neighborhood codes than the subject. The comparables range in age from 111 to 142 years old and range in size from 2,797 to 3,247 square feet of living area. They are situated on sites that contain either 8,712 or 8,910 square feet of land area. Their features have varying degrees of similarity when compared to the subject. The comparables sold from October 2013 through October 2015 for prices ranging from \$488,600 to \$680,000 or from \$150.48 to \$211.30 per square foot of living area 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted an appraisal report estimating the subject property had a market value of \$550,000 or \$210.73 per square foot of living area including land as of January 1, 2016. The appraiser analyzed three comparable sales and one active listing. Three of the comparables were located over a mile from the subject but were similar to the subject in age, dwelling size, site size and many features and sold proximate in time to the subject's assessment date of January 1, 2016. The appraiser made reasonable adjustments for differences between the subject and the comparables resulting in adjusted sale prices ranging from \$492,000 to \$576,500 or from \$186.82 to \$253.18 per square foot of living area including land.

The board of review submitted information on three sales comparables having different neighborhood codes than the subject and located in different cities than the subject. The comparables had significantly smaller site sizes than the subject. They sold from October 2013 through October 2015 for prices ranging from \$488,600 to \$680,000 or from \$150.48 to \$211.30

per square foot of living area including land. The subject's assessment reflects a market value of \$712,120 or \$272.84 per square foot of living area, land included, which is greater than the comparables submitted by the board of review on both a total market value basis as well as a per square foot basis. Based on this evidence, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is warranted.

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: March 19, 2019



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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