



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

APPELLANT: Rick E. Heidner
DOCKET NO.: 16-21797.001-R-2
PARCEL NO.: 01-03-100-038-0000

The parties of record before the Property Tax Appeal Board are Rick E. Heidner, the appellant, by attorney Terrence J. Griffin, of Eugene L. Griffin & Associates, Ltd. 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: \$ 46,424
IMPR.: \$273,576
TOTAL: \$320,000

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 consists of a 618,988 square foot site improved with a nine-year old, two-story, single-family dwelling of masonry exterior construction. The improvement contains 20,669 square feet of gross building area. The home included five bedrooms, five full baths, and four powder rooms as well as a full finished basement with a recreation room, media room, and wine room, therein. In addition, the property contained an in-ground pool and basketball court. Supplemental improvements include: a four-car garage with second floor living area; a pool house; a barn and a shed.

The subject is located in Barrington Township and is classified as a class 2-09, residential property under the Cook County Real Property Assessment Classification Ordinance.

The Board scheduled this matter to be heard on the merits on December 7, 2020 at a virtual hearing. Prior to the hearing date, the parties jointly requested that the Board render a decision based upon the parties' written evidence submissions. Under the COVID pandemic and after reviewing the evidence, the Board granted the parties request.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating that the subject property had a market value of \$3,200,000 as of January 1, 2016. The appraisal was prepared by Frank Urban who holds the designations of State certified general real estate appraiser and Member of the Appraisal Institute (MAI).

The appellant's appraiser looked at the fee simple property rights of the subject. The appraisal described the subject property as containing 618,988 square feet of land or 14.2 acres improved with a two-story, masonry, single-family home. The subject's site is mostly wooded with sloping terrain including approximately 2.0 acres of a private lake.

The improvements include a single-family home as well as four other supplemental structures. The home contained 20,669 square feet of gross living area, which was nine years old and opined to be of average overall condition relative to its age. The home included five bedrooms, five full baths, and four powder rooms as well as a full finished basement with a recreation room, media room, and wine room. In addition, the property contained an in-ground pool and basketball court. An exterior and interior inspection of the subject's site on April 25, 2016, with photographs submitted depicting various areas of the property.

Additional on-site improvements include a pool house with a living room, recreation room, kitchen, full bath and a screened porch. The four-car detached garage also included a finished second floor including a living room, bedroom, kitchen and bathroom. The barn was mostly completed with six stalls and a tack room. The storage shed was a frame garage with a concrete floor.

As to highest and best use for the subject, the appraisal indicated that the highest and best use as vacant would be to improve with a single-family dwelling. As to the highest and best use as improved, it stated that the subject's current use is most productive.

The appraisal developed only one of the three of the traditional approaches to value. The sales comparison approach estimated the subject's market value to be \$3,200,000 as of the assessment date at issue.

In the sales comparison approach to value, the appraisal used five sale comparables located in Barrington Hills or Barrington, while the subject is located in Barrington Hills. They sold from March, 2014, to April, 2016, for unadjusted prices that ranged from \$176.69 to \$255.18 per square foot. The improvements ranged: in age from 7 to 15 years; in improvement size from 9,747 to 19,438 square feet of gross building area; and in land size from 5.0 to 10.0 acres. The appraisal indicated that all of the sales were arm's length transactions. The appraisal indicated adjustments were made for various factors resulting in the adjusted sale values that ranged from \$125.30 to \$179.18 per square foot. An estimated value for the subject under this approach was \$155.00 per square foot or \$3,203,695, rounded to \$3,200,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$428,801. The subject's assessment reflects a market value of \$4,288,010 or \$207.46 per square foot, when applying the level of assessment for class 2, residential property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In addition, the board of review submitted raw, unadjusted sales data on four suggested comparable sales located in Barrington Hills or Barrington. They sold from January, 2013 through July, 2015 for unadjusted prices that ranged from \$185.20 to \$238.93 per square foot of living area. The improvements were two-story, frame and masonry or masonry, single-family dwellings. They ranged: in age from 18 to 47 years and in size from 6,659 to 19,438 square feet of living area.

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 best evidence of market value to be the *appraisal submitted by the appellant*. The Board accorded minimal weight to the unadjusted sales submitted by the board of review.

Therefore, the Board finds the subject property had a market value of \$3,200,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2, residential property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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: February 16, 2021



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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