



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

APPELLANT: Sharon and Robert Jannusch
DOCKET NO.: 16-24583.001-R-1
PARCEL NO.: 02-17-308-031-0000

The parties of record before the Property Tax Appeal Board are Sharon and Robert Jannusch, the appellants, by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; 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: \$5,710
IMPR.: \$57,290
TOTAL: \$63,000

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 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 2-story dwelling of frame and brick exterior construction with 4,034¹ square feet of living area. The dwelling is approximately 19 years old. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and a 3-car garage. The property has a 38,030 square foot site and is located in Inverness, Palatine Township, Cook County. The subject is classified as a class 2-08 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 had a market value of \$505,000

¹ The appellants' appraisal reported 4,034 square feet of living area, although the assessing officials reported 3,906 square feet of living area. The Board finds the discrepancy does not prohibit making a determination of the correct assessment but also finds the appraiser inspected the subject property.

as of February 10, 2015. The appraisal was prepared by Ramona Tyack, a certified residential real estate appraiser. In estimating the market value of the subject property, the appraiser developed the sales comparison and cost approach to value.

Under the sales comparison approach, the appraiser analyzed four comparable sales, one active listing and one under contract located from .29 to 1.50 miles from the subject property. The comparables consist of 2-story² dwellings that range in age from 7 to 36 years old. The dwellings have basements, three of which have finished areas. All have central air conditioning, one to three fireplaces and 2-car to 4-car garages. The dwellings range in size from 3,127 to 3,942 square feet of living area and are situated on sites ranging in size from 21,780 square feet to 1.60 acres of land area. Four of the comparables sold from July to October 2014 for prices ranging from \$405,000 to \$625,000 or from \$126.17 to \$195.08 per square foot of living area, including land. Comparable #5 and #6 was listed or under contract for prices of \$625,000 and \$649,900 or \$171.12 and \$171.89 per square foot of living area, including land. The appraiser made adjustments to each comparable for differences from the subject property to arrive at adjusted prices ranging from \$471,000 to \$575,900. Based on these adjusted sales, the appraiser arrived at an estimate of value of \$505,000 under the sales comparison approach to value.

In estimating the cost approach to value, the appraiser estimated the subject's land value at \$150,000. The appraiser then calculated a replacement cost new of \$645,440. The appraiser estimated physical and external depreciation of \$129,000 for a depreciated improvement value of \$516,440 with an "as is" value of site improvements of \$25,000. The land was added back to arrive at an estimate value for the subject property under the cost approach of \$691,000.

Based on the evidence, the appellants requested the total assessment be reduced to \$50,500 which would reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,000. The subject's assessment reflects a market value of \$630,000 or \$156.17 per square foot of living area when using 4,034 square feet of living area and 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 the same neighborhood and classification codes as the subject property. The comparables consist of 2-story dwellings that range in age from 13 to 32 years old. The dwellings have full basements, three of which have finished areas. All have central air conditioning, one or two fireplaces and 3-car garages. The dwellings range in size from 4,102 to 4,245 square feet of living area and are situated on sites ranging in size from 43,604 to 57,456 square feet of land area. The comparables sold from June 2013 to November 2015 for prices ranging from \$640,000 to \$835,000 or from \$156.02 to \$196.70 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

² Story heights for the comparables is based on the photographic evidence provided in the appraisal.

In written rebuttal, counsel for the appellants critiqued the board of review's submission noting the evidence is based on "raw, unconfirmed and unadjusted" sale comparables. Counsel also argued the board of review submitted equity evidence.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains an appraisal submitted by the appellants and four comparable sales provided by the board of review. The Board finds the appellants' appraisal is unpersuasive and not a credible indicator of value. The Board finds the appellants' appraisal utilized comparables that were different in age and location when more similar sales were available. Furthermore, the appraiser used 2014 sales and failed to adjust for date of sale in relation to a 2016 market value date. These factors undermine the appraiser's final opinion of value. Therefore, the Board gives less weight to the conclusion of value contained in the appellant's appraisal.

The Board gave less weight to board of review sale comparable #2 due to its 2013 sale date which is not proximate in time to the January 1, 2016 assessment date at issue. The Board finds the board of review comparable sales #1 #3 and #4 sold proximate in time to the January 1, 2016 assessment date and are more similar when compared to the subject in location, age, dwelling size, design and most features. These comparables sold from April 2014 to November 2015 for prices ranging from \$640,000 to \$835,000 or from \$156.02 to \$196.70 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$630,000 or \$156.17 per square foot of living area, including land, which falls below the range established by the best comparables contained in his record on a total market value basis and within the range on a per square foot basis. Based on this evidence, the Board finds the subject is not overvalued and a reduction in the assessment is not 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: September 17, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Sharon and Robert Jannusch, by attorney:
Joanne Elliott
Elliott & Associates, P.C.
1430 Lee Street
Des Plaines, IL 60018

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602