



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

APPELLANT: Zhengquan Peng
DOCKET NO.: 16-25207.001-R-1
PARCEL NO.: 02-20-300-005-0000

The parties of record before the Property Tax Appeal Board are Zhengquan Peng, the appellant(s); 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: \$12,276
IMPR.: \$37,741
TOTAL: \$50,017

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 a 13 year-old, two-story dwelling of frame construction containing 3,160 square feet of living area. The property has a 21,351 square foot site located in Palatine Township, Cook County. The subject is a Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity and overvaluation as the bases of the appeal. In support of the assessment inequity argument, the appellant submitted information on three suggested equity comparable properties. In support of the overvaluation argument, the appellant submitted information on three suggested comparable sales that ranged from 3,287 to 3,645 square feet of living area. The appellant also cited a January 2013 sale of the subject for \$430,000, but did not submit substantive, documentary evidence in support of this sale.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$50,017. The subject property has an improvement assessment of \$37,741, or \$11.94 per square foot of living area. The subject's assessment reflects a market value of \$500,170, or \$158.28 per square foot of living area including land, when applying the 2016 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted information on three suggested equity comparables and on two suggested sale comparables, that ranged from 3,287 to 3,645 square feet of living area.

In rebuttal, the appellant argued that the comparable properties submitted as evidence by the board of review should be given diminished weight because they contained dwellings that were larger in living area than reported by the board of review in its Notes on Appeal and were dissimilar to the subject in other various key property characteristics. In support of this rebuttal, the appellant attached documents that purported to disclose the correct living area sizes of the board of review's comparable properties. For comparable #1, the appellant submitted print-outs from Redfin of a "Redfin Estimate" disclosing comparable #1 contained 4,500 square feet of living area, a Redfin description of the dwelling and some color photographs of that property. For comparable #2, the appellant submitted a Redfin description of that dwelling and some color photographs. For comparable #3, the appellant submitted color photographs and a description of that dwelling on a page not attributed to any source with the notation that comparable #3 contained 5,000 square feet of living area.

Conclusion of Law

The Board finds that appellant's rebuttal evidence regarding the board of review's three comparable properties unpersuasive. For comparable #1, the appellant's document discloses the notation "RedFin Estimate" without evidence of the reliability of Redfin or of supporting documentation. For comparable #2, the appellant did not submit reliable evidence that the board of review's cited square footage was incorrect. For comparable #3, the appellant's one-page prepared sheet disclosing a 5,000 square foot living area is not attributed to any source and is without other supporting documentation. For all three comparable properties, the appellant's color photographs do not establish the living areas. Consequently, the Board accepts the board of review's report of the dwelling square footage of its three comparable properties.

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3, and the board of review's comparables #1. These comparables had improvement assessments that ranged from \$12.33 to \$12.35 per square foot of living area. The subject's improvement assessment of \$11.94 per square foot of living area falls below the range established by the best comparable properties in this record. The Board notes that all of the appellant's assessment equity comparable properties are above the assessment of the subject. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and holds that a reduction in the subject's assessment based on assessment inequity is not justified.

The appellant also 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted. The Board also finds that the appellant did not submit documentation in support of a sale of the subject.

The Board finds the best evidence of market value to be the appellant's comparable sales #1 and #3, and the board of review comparable sales #1 and #2. These comparables sold for prices ranging from \$163.96 to \$167.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$158.28 per square foot of living area including land, which is below the range established by the best comparable sales in this record. Based on this evidence, the Board finds a reduction in the subject's assessment based on overvaluation 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: January 15, 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

Zhengquan Peng
840 Freeman Road
Hoffman Estates, IL 60192

COUNTY

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