



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

APPELLANT: Milan Culafic
DOCKET NO.: 17-21233.001-R-1
PARCEL NO.: 15-26-125-035-0000

The parties of record before the Property Tax Appeal Board are Milan Culafic, 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: \$ 5,000
IMPR.: \$ 27,377
TOTAL: \$ 32,377

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 2017 tax year. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of a two-story dwelling of masonry construction with 2,992 square feet of living area. The dwelling is 12 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace, and a two-car garage. The property has a 6,250 square foot site, and is located in Riverside, Riverside Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance. No evidence was submitted as to whether the subject was owner occupied.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted cursory information on 18 equity comparables. This information included the comparable properties' PIN and improvement assessment. The appellant also included the improvement size and classification for the comparable with PIN

15-25-124-025-0000. The remaining 17 comparables were the properties located on the same block as the subject. No further information was included regarding these comparables, and Section V – Comparable Sales/Assessment Grid Analysis of the Board’s residential appeal form was left blank, except to say “SEE ATTACHED EVIDENCE.”

The appellant also contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted cursory sales information for two sale comparables, which sold from September 2014 to June 2015 for \$135,000 to \$196,000. These comparables improvement sizes were not disclosed, and Section V – Comparable Sales/Assessment Grid Analysis of the Board’s residential appeal form was left blank, except to say “SEE ATTACHED EVIDENCE.” The appellant also submitted a sales analysis from a real estate broker showing that the average sales price of homes located in North Riverside was \$225,681 in 2016. The appellant further submitted a list of seven sales of properties that sold in North Riverside during January and February of 2017. Moreover, the appellant submitted a printout from Redfin.com, showing that Redfin.com estimates that the property adjacent to the subject has a market value of \$171,478 as of early 2017. Based on this evidence, the appellant requested a reduction in the subject’s assessment to \$27,800.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$32,377. The subject property has an improvement assessment of \$27,377, or \$9.15 per square foot of living area. The subject's assessment reflects a market value of \$323,770, or \$108.21 per square foot of living area, including land, when applying the 2017 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables.

In rebuttal, the appellant submitted another sales analysis from another real estate broker, showing that the average sales price of homes located in North Riverside was \$243,358 in 2016, and \$246,914 in 2017. The appellant also submitted a graph from the real estate broker showing the average sale prices of homes in North Riverside from November 2015 to October 2018.

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

The Board finds there is no evidence in the record to support a reduction in the subject’s assessment based on the market value argument made by the appellant. The appellant’s two sale comparables were given no weight in the Board’s analysis, as the appellant’s submission did not disclose certain pertinent information regarding these comparables, such as their design/stories, exterior construction, and improvement size. The remaining evidence submitted by the appellant

was aggregate sale data for homes in North Riverside. The Board is unable to determine what, if any, probative value to give to this aggregate data, as the underlying data was not disclosed. Moreover, this data was prepared by various real estate brokers, and none of these real estate brokers' credentials were disclosed. As such, the board is unable to determine the credibility of the preparers of these reports. Based on this record, the Board finds the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, and that a reduction in the subject's assessment is not justified.

The taxpayer 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 board of review comparables #1, #3, and #4. These comparables had improvement assessments that ranged from \$11.08 to \$12.31 per square foot of living area. The subject's assessment of \$9.15 per square foot of living area falls below the range established by the best comparables in this record. The appellant's 18 equity comparables were given no weight in the Board's analysis, as the appellant's submission did not disclose certain pertinent information regarding these comparables, such as their design/stories, exterior construction, improvement size, and age. 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 a reduction in the subject's 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: 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

Milan Culafic
2540 South 7th Avenue
North Riverside, IL 60546

COUNTY

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