



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

APPELLANT: Richard Cobbins
DOCKET NO.: 17-23504.001-R-1
PARCEL NO.: 28-36-101-013-1005

The parties of record before the Property Tax Appeal Board are Richard Cobbins, the appellant(s), by attorney Peter D. Verros, of Verros Berkshire, PC 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: \$ 326
IMPR.: \$2,642
TOTAL: \$2,968

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 finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property is a residential condominium unit that is part of a multi-unit association. It has a 1.4770% ownership interest in the common elements. The property is located in Bremen Township, Cook County and is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant, via counsel, submitted evidence before the Board arguing overvaluation based on the sale of six units in the subject's building. In support of this claim, the appellant included printouts from the Cook County Assessor's website and a grid listing each PIN with its sale information. The appellant argued that the aggregate purchase price for the units sold was \$174,000, less a personal property deduction. These sales occurred between 2014 and 2016 for prices ranging from \$25,000 to \$38,000, with 8.66% of the units being sold. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$2,438.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the subject's total assessment of \$4,013. The assessment reflects a total market value of \$40,130 for the subject when applying the assessment level of 10% as established by the Cook County Real Property Classification Ordinance. The board of review also submitted an analysis of sales in the subject's building. The board's analysis relied on eight sales in the subject's building, six of which were identical to the subject's sales. The board of review, however, not provide their listing with each PIN and its percentage of ownership in the common elements. Based on the evidence presented, 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 Board was provided with six identical sales from both parties, plus two additional sales submitted by the board of review. The Board finds the board of review failed to identify the percentage of ownership in the common elements for these two additional sales. Therefore, the Board's analysis was based on the parties' six sales, which were all located in the subject's building and whose sale date was proximate in time to the January 1, 2017 valuation date.

Based on evidence submitted, the Board finds that the subject property had a market value of \$29,676 for the 2017 assessment year. The Board did not provide a reduction in market value for personal property as the appellant did not provide evidence of such. Since the market value has been determined, the assessment level of 10% as established by the Cook County Real Property Classification Ordinance shall apply. As the subject's current market value is above this amount, this Board finds a reduction in assessment is warranted based on the sales evidence contained in the record.

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 15, 2020



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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