



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

APPELLANT: Katrina Carder
DOCKET NO.: 19-30269.001-R-1
PARCEL NO.: 04-07-301-028-0000

The parties of record before the Property Tax Appeal Board are Katrina Carder, the appellant; 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: \$31,500
IMPR.: \$77,198
TOTAL: \$108,698

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 2019 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 two-story dwelling of frame and masonry exterior construction with 5,974 square feet of living area. The dwelling was constructed in 2018 or one year old. Features of the home include a basement with a finished rec. room, central air conditioning, two fireplaces, 15-year-old inground swimming pool, coach/pool house and a garage with loft area. The property has a 26,250 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on November 1, 2019, for a price of \$1,086,980. The appellant completed Section IV – Recent Sale Data of the appeal identifying the seller as Michael Carr and indicated the parties were not related. The appellant also indicated the subject property was sold through a Realtor and listed on the open market

through the Multiple Listing Service (MLS). The appellant reported the property had been advertised for 446 days. To document the transaction the appellant submitted a copy of the Warranty Deed, a copy of the listing history of the subject property that reported an original list price of \$1,740,000 in June 2018, and a copy of the Master Statement documenting the purchase price, the date of sale and that broker commissions were paid. Based on this evidence, the appellant argued the subject sale was an arm's length transaction and requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$199,741. The subject's assessment reflects a market value of \$1,997,410 or \$334.35 per square foot of living area, land included, when using the 2019 level of assessment of 10% for class 2 property under the Cook County Real Property Assessment Classification Ordinance as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales with the same classification code as the subject, but none have the same neighborhood code as the subject. The properties are improved with two-story dwellings of masonry exterior construction that range in size from 5,573 to 5,992 square feet of living area. The buildings were either 4 or 22 years old. Each comparable has a full basement with a finished rec. room. Other features of each comparable include central air conditioning and a three-car or a four-car garage. The comparables sold in July or September 2019 for prices ranging from \$1,550,000 to \$2,380,000 or from \$267.02 to \$403.39 per square foot of living area, including land. The board of review grid analysis also disclosed the subject property sold in November 2019 for a price of \$1,086,980. Based on this evidence, the board of review asserts that the subject's assessment is correct.

In written rebuttal, the appellant reiterated that the subject sale was an arm's length transaction and submitted a grid analysis of the board of review comparable sales.

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 purchase of the subject property in November 2016 for a price of \$1,086,980. The appellant provided evidence demonstrating the sale had the elements of an arm's-length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related and the property had been advertised on the open market with the Multiple Listing Service for 446 days. In further support of the transaction the appellant submitted a copy of the Master Statement.

On this record, the Board finds the purchase price of \$1,086,980 is below the subject's current market value of \$1,997,410 as reflected by the assessment of \$199,471. The Property Tax

Appeal Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction. Furthermore, the comparable sales submitted by the board of review do not overcome the subject's arm's length sale. Based on this record, the Board finds a reduction in the subject's assessment to reflect the sale price is warranted.

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

AGENCY

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

APPELLANT

Katrina Carder
1550 Sanders Road
aka 4110 Terri Lyn Lane
Northbrook, IL 60062

COUNTY

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