



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

APPELLANT: Donald J. Genovese
DOCKET NO.: 10-30140.001-C-2 through 10-30140.004-C-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Donald J. Genovese, the appellant, by attorney John P. Fitzgerald of the Fitzgerald Law Group, P.C. in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
10-30140.001-C-2	30-31-120-036-0000	15,750	14,500	\$30,250
10-30140.002-C-2	30-31-120-037-0000	15,750	13,920	\$29,670
10-30140.003-C-2	30-31-120-038-0000	15,750	218	\$15,968
10-30140.004-C-2	30-31-301-004-0000	11,250	362	\$11,612

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 2010 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 improved with a single-story, single tenant, owner occupied commercial building containing a total building area of 16,559 square feet. The building was constructed in 1957 and has a masonry exterior. The property

has a partial unfinished basement, central air conditioning, four bathrooms and an attached two-car garage. The property also has 22,500 square feet of asphalt paving for parking and driveways. The main site where the improvements are located consists of approximately 39,000 square feet. Across the street from the subject improvement is an additional parking lot with approximate 7,500 square feet of land area. The property is located in Lansing, Thorton Township, Cook County. The property is classified as a class 5-32 bowling alley under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$300,000 as of January 1, 2009. The appraisal was prepared by John T. Setina, Certified General Real Estate Appraiser, and Thomas W. Grogan, Certified General Real Estate Appraiser, of Sterling Valuation. Grogan also has the Member of the Appraisal Institute (MAI) designation. In estimating the market value of the subject property the appraisers developed the sales comparison approach to value using seven comparable sales that sold or were listed from August 2007 to May 2010 for prices ranging from \$29,000 to \$550,000 or from \$10.55 to \$23.86 per square foot of building area, including land. The appraisers estimated the subject had a value of \$18.00 per square foot of building area, including land.

The appellant also submitted a copy of the final decision issued by the board of review establishing a total assessment of \$184,025. The subject's assessment reflects a market value of \$736,100 or \$44.45 per square foot of building area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessments for class 5-32 property of 25%. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review did not timely submit its "Board of Review Notes on Appeal" and evidence in support of the 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 finds the only evidence of market value timely submitted in this record to be the appraisal presented by the appellant. The appellant's appraisers estimated the subject property had a market value of \$300,000 as of January 1, 2009. The appraisers relied upon seven comparable sales in arriving at their estimate of value. The Board finds, however, that little weight is to be given comparable sales #2, #4 and #6 due to size. The remaining comparables were more similar to the subject in size and sold for prices or were listed for prices ranging from \$314,900 to \$550,000 or from \$19.36 to \$23.86 per square foot of building area, including land. The subject's assessment reflects a market value of \$736,100 or \$44.45, which is above the ranged established by the best comparables in this record. The board of review did not timely submit any evidence in support of the assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Board. (86 Ill.Admin.Code §1910.40(a) & §1910.69(a)). Based on this record, giving most weight to comparable sales #1, #3, #5 and #7 contained in the appraisal, the Board finds a reduction in the subject's assessment is appropriate to reflect a market value of \$350,000 or approximately \$21.15 per square foot of building area, including land.

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.



Chairman



Member



Member



Member



Member

DISSENTING:

C E R T I F I C A T I O N

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: March 20, 2015



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 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 the subsequent year 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.

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.