

**PROPERTY TAX APPEAL BOARD'S DECISION**

APPELLANT: Slevin Properties, Inc.  
DOCKET NO.: 03-22672.001-C-1  
PARCEL NO.: 10-30-317-050-0000

The parties of record before the Property Tax Appeal Board are Slevin Properties, Inc., the appellant, by attorney Dennis M. Nolan in Bartlett, and the Cook County Board of Review.

The subject property consists of a 36,300 square foot parcel improved with a 4,100 square foot, 25-year-old, one-story, commercial restaurant building with a 8.85:1 land to building ratio. The subject is located in Niles Township, Cook County.

The appellant in this appeal submitted documentation to demonstrate that the subject property was improperly assessed. This evidence was timely filed by the appellant pursuant to the Official Rules of the Property Tax Appeal Board.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board claiming the market value of the subject is not accurately reflected in its assessment. In support of this argument, the appellant submitted a complete self-contained appraisal report with an effective valuation date of January 1, 2003. Said report opined an indicated market value for the subject of \$500,000. The appraisal, submitted by Terrence O'Brien & Co., and its appraiser, Terrence M. O'Brien, a State of Illinois Licensed Appraiser relied on the three traditional approaches to value in the report. The appraisal provides a detailed analysis in arriving at its conclusion of value of \$500,000 for the subject, as of January 1, 2003.

Based upon this information, the appellant requested an assessment reflective of a fair market value for the subject of \$500,000.

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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:

LAND: \$ 109,440  
IMPR.: \$ 80,560  
TOTAL: \$ 190,000

Subject only to the State multiplier as applicable.

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In contrast, the board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property. Accordingly, the board was defaulted.

When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist, 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2<sup>nd</sup> Dist. 2000). Proof of market value may consist of an appraisal, a recent arms-length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. (86 Ill.Adm.Code §1910.65(c)) Having reviewed the record and considering the evidence, the Board finds the appellant has satisfied this burden.

The appraisal report proves, by a preponderance of the evidence, that the subject's market value is \$500,000. The appraisal submitted by the appellant and authored by Terrence M. O'Brien, provides a detailed analysis of the subject and the three traditional approaches to value to arrive at its final opinion of value. Therefore, The Property Tax Appeal Board finds the subject's market value of \$500,000 shall apply. The board of review failed to submit any evidence in support of its assessment of the subject property as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board.

The Board further finds that the Cook County Real Property Classification Ordinance shall apply to the market value finding. In Cook County, class 5a property such as the subject is assessed at 38% of its market value. Therefore, the Board shall apply the ordinance level of 38% to the subject's market value of \$500,000, resulting in an assessment of \$190,000. Since the subject's current assessment is \$224,351, a reduction 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.



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: December 7, 2007



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.