

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Shui L. Chow
DOCKET NO.: 03-23510.001-C-1 thru 03-23510.003-C-1
PARCEL NO.: 15-11-116-005-0000 thru 15-11-116-007-0000

The parties of record before the Property Tax Appeal Board are Shui L. Chow, the appellant, by attorney Howard W. Melton of Howard W. Melton and Associates of Chicago and the Cook County Board of Review.

The subject property consists of a commercial property classified by Cook County as a class 5-97 improvement that is described as a "Special Commercial Structure". The subject appears to be a service station located in the Village of Maywood in Proviso Township, Cook County.

The appellant, through counsel, submitted evidence claiming that the subject's market value is not accurately reflected in its assessment. This evidence was timely filed by the appellant pursuant to the Official Rules of the Property Tax Appeal Board.

In support of this argument the appellant submitted a portion of an appraisal dated January 1, 2002 containing the sales comparison and income approaches to value and estimating a market value for a property other than the subject 5-97. The subject of the borrowed appraisal is a gas station. No description of the subject was provided.

In the sales approach the borrowed appraisal used four service station sales to estimate the improvement value to be \$82,000. There is no indication of a land value or a cost approach to value.

Based on income data found in the appraisal and the appellant's estimate of expenses, the appellant used the appraisal's rental data to estimate the subject's market value at \$247,963.

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Based on the facts and exhibits presented, 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:

DOCKET NO.	PROPERTY NO.	LAND	IMPR.	TOTAL
03-23510.001-C-1	15-11-116-005	\$12,423	\$57,512	\$69,935
03-23510.002-C-1	15-11-116-006	\$12,423	\$46,831	\$59,254
03-23510.003-C-1	15-11-116-007	\$ 7,603	\$ 5,201	\$12,804

Subject only to the State multiplier as applicable.

PTAB/TMcG.

Based upon this evidence, the appellant requested a reduction in the subject's total assessment to reflect the reduced market value.

The board of review submitted "Board of Review-Notes on Appeal" that disclosed the subject's total assessment of \$141,993 which reflects a market value of \$373,665 as factored by the Cook County Ordinance level of 38%. The board submitted evidence in support of its assessed valuation of the subject property. As evidence the board offered 16 sales of service stations that occurred between January 1997 and March 2003 for prices ranging from \$365,000 to \$1,760,000 for land and buildings. No analysis and adjustment of the sales data was provided by the board.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. *Property Tax Appeal Board Rule 1910.63(e)*. Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. *Property Tax Appeal Board Rule 1910.65(c)*.

The PTAB gives little weight to the board's sales evidence because it lacks analysis and a supported conclusion of value.

The PTAB finds that the appellant's evidence and analysis is insufficient to effect a change in the subject's assessment. The appellant has not provided the licensed appraisal qualifications to provide a professional estimate of market value for the subject. The only identification of the subject is the Assessor's class 5-97 designation. It appears to be a service station.

As a result of this analysis, the PTAB finds that the appellant has failed to adequately demonstrate that the subject property was overvalued and that a reduction in the subject's assessment is not 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: April 1, 2008



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.