

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Steven M. Shaykin, P.C.
DOCKET NO.: 03-25747.001-I-1
PARCEL NO.: 02-34-300-050-0000

The parties of record before the Property Tax Appeal Board are Steven M. Shaykin, P.C., the appellant, by attorney Dennis M. Nolan of the Law Office of Dennis M. Nolan, P.C, Bartlett, Illinois; and the Cook County Board of Review.

The subject property is improved with a 28 year old, one-story industrial office building that contains 8,766 square feet of building area and is located on a 36,250 square foot site in Schaumburg, Palatine Township, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this argument the appellant submitted information on three comparable sales located in Schaumburg, Illinois. The comparables were improved with one-story buildings that ranged in size from 11,440 to 19,950 square feet of building area. The buildings were constructed from 1974 to 1985. The comparables were located on sites that ranged in size from 38,304 to 42,000 square feet. The sales occurred from April 1999 to March 2002 for prices ranging from \$555,500 to \$809,500 or from \$40.48 to \$48.56 per square foot of building area. Based on this evidence the appellant requested the subject's assessment be reduced to reflect a market value of \$45.00 per square foot of building area resulting in a total market value of \$394,470. The appellant also submitted a copy of the board of review final decision wherein the subject's final assessment of \$189,602 was disclosed. The subject's assessment reflects a market value of

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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:	\$	39,150
IMPR.:	\$	114,210
TOTAL:	\$	153,360

Subject only to the State multiplier as applicable.

approximately \$526,670 or \$60.08 per square foot of building area using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 5b property of 36%.

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.

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. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant in this appeal submitted the only evidence of market value in the record. The appellant provided information on three comparables located in Schaumburg that were improved with one-story buildings that ranging in size from 11,440 to 19,950 square feet of building area. The buildings were constructed from 1974 to 1985 and located on sites that ranged in size from 38,304 to 42,000 square feet. The sales occurred from April 1999 to March 2002 for prices ranging from \$555,500 to \$809,500 or from \$40.48 to \$48.56 per square foot of building area. The appellant also submitted a copy of the board of review final decision wherein the subject's final assessment of \$189,602 was disclosed. The subject's assessment reflects a market value of approximately \$526,670 or \$60.08 per square foot of building area using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 5b property of 36%, which is above the range on a per square foot basis established by the only comparables in the record. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. The Board has examined the information submitted by the appellant and finds, based on this limited record, that the subject had a market value of \$426,000 as of January 1, 2003. Since market value has been established the Cook County Real Property Assessment Classification

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Ordinance level of assessment for class 5b property of 36% shall apply. (86 Ill.Adm.Code 1910.50(c)(3)).

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

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: October 26, 2007



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

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"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.