PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Megan Sandquist
DOCKET NO.: 03-29433.001-R-1
PARCEL NO.: 13-22-110-017-0000

The parties of record before the Property Tax Appeal Board are Megan Sandquist, the appellant, by attorney Stephanie Park, Chicago, and the Cook County Board of Review.

The subject property consists of a 100-year-old, two-story, single-family dwelling of frame construction containing 2,207 square feet of living area and located in Jefferson Township, Cook County. Features of the home include a full-finished basement, air-conditioning, two and one-half bathrooms and a two-car detached garage.

The appellant, through counsel, appeared before the Property Tax Appeal Board arguing that the market value of the subject property was not accurately reflected in the subject's assessed valuation based on the recent sale of the subject. The appellant also argued unequal treatment in the assessment process of the improvement as a basis of the appeal. In support of the overvaluation claim, the appellant's attorney argued that a recent sale is the best evidence of market value and disclosed that the subject sold in January 2000 for a price of $470,000. In addition, the appellant proffered a copy of the subject's warranty deed disclosing the purchase price of $470,000.

In support of the inequity claim, the appellant submitted assessment data and descriptive information on four properties suggested as comparable to the subject. The appellant also submitted a two-page brief, a photograph of the subject and a copy of the board of review's decision. Based on the appellant's

(Continued on Next Page)

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:	$	8,244
IMPR.:	$	39,367
TOTAL:	$	47,611

Subject only to the State multiplier as applicable.

Final administrative decisions of the Property Tax Appeal Board are 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.

PTAB/rfd4938

documents, the four suggested comparables consist of two-story, single-family dwellings of frame construction located within the subject's neighborhood. The improvements range in size from 2,055 to 2,258 square feet of living area and range in age from 82 to 107 years. The comparables contain one, one and one-half or two full bathrooms. Three comparables contain a finished or unfinished basement, one comparable has air-conditioning, two comparables have a fireplace and two comparables contain a two-car detached garage. The improvement assessments range from $15.38 to $17.73 per square foot of living area. The subject's improvement assessment is $19.39 per square foot of living area. Based on the evidence submitted, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of $51,030 was disclosed. The assessment reflects a total market value of $503,751 for the subject, when the 2003 Illinois Department of Revenue's three-year median level of assessments of 10.13% for Class 2 property, such as the subject, is applied. In support of the assessment the board submitted property characteristic printouts and descriptive data on two properties suggested as comparable to the subject. The suggested comparables are improved with two-story, 95 or 96-year-old, single-family dwellings of stucco or masonry construction with the same neighborhood code as the subject. The improvements contain 2,318 and 2,404 square feet of living area. The comparables contain two or two and one-half bathrooms, a full-finished basement, air-conditioning, a fireplace and a two-car detached garage. The improvement assessments are $19.39 and $20.38 per square foot of living area, respectively. Additionally, the board's evidence disclosed that the subject sold in January 2000 for a price of $470,000.

At hearing, the board's representative stated that the board of review would rest on the written evidence submissions. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

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 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); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2nd 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 considered the evidence, the Board finds the appellant has satisfied this burden and a reduction is warranted.

The Board places the most weight on the appellant's documentation indicating the subject sold in January 2000 for a price of $470,000. The appellant proffered a copy of the subject's warranty deed disclosing the purchase price of $470,000. The board of review failed to provide any evidence to refute the arms-length nature of the transaction. Moreover, the board of review's evidence does not address the appellant's market value argument.

Therefore, the Property Tax Appeal Board finds that the subject had a market value of $470,000 as of January 1, 2003. The Board further finds that the 2003 Illinois Department of Revenue's three-year median level of assessments of 10.13% for Class 2 property shall apply and a reduction is appropriate.

As a final point, the Board finds no further reduction is warranted based on the appellant's claim of unequal treatment in the assessment process.

Docket No. 03-29433.001-R-1

This is a final administrative decision of the Property Tax Appeal Board are 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: September 28, 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.