

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Mike Rozovics  
DOCKET NO.: 04-26004.001-R-1  
PARCEL NO.: 09-34-417-001-0000

The parties of record before the Property Tax Appeal Board are Mike Rozovics, the appellant, by attorney Edward Larkin of Larkin & Larkin of Park Ridge and the Cook County Board of Review.

The subject property consists of a 32-year-old, split-level single-family dwelling of frame and masonry construction containing 1,470 square feet of living area and located in Maine Township, Cook County. The residence contains two full and one half bathrooms, a finished partial basement, air conditioning, a fireplace and a two-car garage.

The appellant's attorney argued that the fair market value of the subject is not accurately reflected in its assessed value as the basis for this appeal.

The appellant argued that the subject's recent sale best reflected the subject's market value. In support of this argument, the appellant indicated through the Assessor's A.S.A.L. sales files that the subject was purchased on July 1, 2001 for \$465,000. The sales evidence disclosed the subject sold under warranty deed #10707837 for \$465,000. The appellant estimated the property's personal property amounted to \$23,250 or 5% of the purchase price. The appellant requested the personal property estimate of \$23,250 be removed from the full purchase price resulting in a market value of \$441,750. 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 reflect the subject's total assessment of \$47,703. The improvement assessment currently stands at \$39,767, or \$27.05 per square foot of living area. The board's evidence included a description of one suggested comparable. The property is located within a quarter mile of the subject. The property is a split-level, 28-year-old, frame and masonry, dwelling with two and one half bathrooms, air conditioning, a fireplace and two-car garage. The comparable contains 1,134 square feet of living area. The

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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:

LAND: \$ 7,936  
IMPR. \$39,767  
TOTAL: \$47,703

Subject only to the State multiplier as applicable.

PTAB/TMcG.

improvement assessment is \$32,262 or \$28.45 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject property's assessment.

The board's evidence was silent as to the appellant's market value argument. As a result of its analysis, the board requested confirmation of the subject's assessments.

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 finds the appellant's market value argument is without merit because no evidence of an exemption adjustment for personal property was submitted. Such evidence is found in the Settlement Statement or the Real Estate Transfer Tax Form. Neither document was submitted. Also, the PTAB gives little weight to the sale due to the fact that two and a half years have passed since the date of sale.

The PTAB also finds the board's single comparable is insufficient evidence to support the board's equity argument.

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: June 19, 2009



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.