



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Joseph Pav
DOCKET NO.: 05-20559.001-R-1
PARCEL NO.: 16-20-303-021-0000

The parties of record before the Property Tax Appeal Board are Joseph Pav, the appellant(s), by attorney Glenn S. Guttman, of Rieff Schramm & Kanter of Chicago; and the Cook County Board of Review.

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: \$4,300
IMPR.: \$7,180
TOTAL: \$11,480

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 3,258 square foot parcel of land improved with a 52-year old, one-story, masonry, single-family dwelling containing 1,008 square feet of living area, one bath and a full, unfinished basement. The appellant, via counsel, argued that the market value of the subject property is not accurately reflected in the property's assessed valuation as the basis of this appeal.

In support of the market value argument, the appellant submitted an appeal stating the subject sold October 14, 2003 for \$117,500; a copy of the warranty deed; a copy of a letter from a property manager stating the appellant negotiated the purchase price of the subject and two other properties; and a copy of a list of violations for the subject property. The documentation indicates the property was not transferred between related parties and that the mortgage was not assumed by the purchaser. Based on this

evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was \$21,620. This assessment reflects a market value of \$135,125 using the level of assessment of 16% for Class 2 property as contained in the Cook County Real Property Assessment Classification Ordinance. The board also submitted descriptions and assessment information on a total of four properties suggested as comparable and located within the subject's neighborhood. The properties consist of one-story, masonry, single-family dwellings with one or one and one-half baths and a full, finished basement. The properties range: in age from 44 to 58 years; in size from 944 to 1,035 square feet of living area; and in improvement assessments from \$16.98 to \$18.29 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant's attorney submitted a letter arguing that the village had to inspect the property and deem it "safe" for resale, that the property was in poor condition, and that the sale was arm's length in nature. In support of this, the appellant resubmitted the previously presented documents, as well as a prior PTAB decision where a reduction was granted for a recent sale.

After considering the evidence and reviewing the record, 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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331Ill.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 arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code 1910.65(c). Having considered the evidence presented, the PTAB concludes that the evidence indicates a reduction is warranted.

In determining the fair market value of the subject property, the PTAB finds the best evidence to be the sale of the subject property on October 14, 2003 for \$117,500. The PTAB finds this sale was not between related parties and was negotiated at arm's length. The PTAB gives no weight to the board of review's evidence as it does not address the subject's market value.

Therefore, the PTAB finds that the subject property contained a market value of \$117,500 for the 2005 assessment year. Since the

market value of the subject has been established, the Department of Revenue median level of assessments for Cook County Class 2 property of 9.77% will apply. In applying this level of assessment to the subject, the total assessed value is \$11,480 while the subject's current total assessed value is above this amount. Therefore, the PTAB finds that 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

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 28, 2009

Allen Castrovillari

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.