

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Vesta Ventures
DOCKET NO.: 05-26965.001-R-1
PARCEL NO.: 25-33-314-073-0000

The parties of record before the Property Tax Appeal Board are Vesta Ventures, the appellant, by attorney Anthony Farace with the law firm of Amari & Locallo in Chicago, and the Cook County Board of Review.

The subject property consists of a 43-year-old, two-story, single-family dwelling of frame and masonry construction containing 1,845 square feet of living area with one and one-half bathrooms and a two-car detached garage. The subject is built on slab and located in Calumet Township, Cook County.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board claiming the subject's market value is not accurately reflected in its assessment. In support of this argument, the appellant's petition disclosed that the subject was purchased in October 2003 for a price of \$32,000 and that the sale was not a transfer between family and/or related corporations and an arm's length transaction. In addition, the appellant proffered a copy of the subject's sales contract. Based on this evidence, the appellant requested a reduction in the subject's total assessment to reflect the reduced market value.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$5,921 was disclosed. The assessment reflects a total market value of \$60,604 for the subject, when the 2005 Illinois Department of Revenue's three-year median level of assessments of 9.77% for Class 2 property, such as the subject, is applied. In support of the assessment, the board submitted property characteristic

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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: \$ 954
IMPR.: \$ 2,172
TOTAL: \$ 3,126

Subject only to the State multiplier as applicable.

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printouts and descriptive data on four properties suggested as comparable to the subject. The suggested comparables are improved with two-story, 44 or 46-year-old, single-family dwellings of frame and masonry construction located within two blocks of the subject. The improvements range in size from 1,450 to 1,800 square feet of living area. The comparables contain one and one-half bathrooms while three of the comparables contain a one-car or multi-car garage.

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 was purchased in October 2003 for a price of \$32,000. The Board finds the board of review failed to present any evidence to refute the arm's length nature of the sale. Moreover, the board of review's evidence did not address the appellant's market value argument.

Therefore, the Property Tax Appeal Board finds that the subject had a market value of \$32,000 as of January 1, 2005. The Board further finds that the 2005 Illinois Department of Revenue's three-year median level of assessments of 9.77% for Class 2 property shall apply and 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.



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 27, 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.