



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

APPELLANT: Charles Walsh
DOCKET NO.: 06-20884.001-R-1 through 06-20884.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Charles Walsh, the appellant, by attorney Brian S. Maher of Weis, DuBrock & Doody in 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
06-20884.001-R-1	16-18-224-003-0000	11,072	803	\$11,875
06-20884.002-R-1	16-18-224-004-0000	9,576	19,237	\$28,813
06-20884.003-R-1	16-18-224-029-0000	6,200	170	\$6,370

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story, mixed-use masonry building that is 84 years old. The subject has 6,373 square feet of building area with one commercial unit, four apartment units, a partial unfinished basement, and central air conditioning. The subject property is classified as a class 2-12 residential property under the Cook County Real Property Assessment Classification Ordinance, and it is located in Oak Park, Oak Park Township, Cook County.

The appellant contends overvaluation based on a recent sale of the subject property. In support of this argument, the appellant's attorney completed Section IV of the Residential Appeal form indicating the subject property was purchased in December 2005 for a price of \$465,000. To further document the sale, counsel submitted copies of the real estate contract and the settlement statement. These documents indicate that the subject was purchased in December 2005 for \$465,000. The appellant's counsel requested that the subject's 2006 assessment be reduced to \$28,272.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$74,399 was disclosed. The subject's assessment reflects a

market value of \$735,168 using the 2006 three year average median level of assessments for class 2 property of 10.12% as determined by the Illinois Department of Revenue. (86 Ill.Admin.Code 1910.59(c)(2)).

The board of review presented no market value evidence. Instead, the board of review provided property characteristic sheets on four comparable properties to demonstrate the subject was being equitably assessed. The comparables are two-story, mixed-use masonry buildings. The comparables range in age from 82 to 95 and in size from 2,772 to 4,922 square feet of building area. The buildings have one or two commercial units and three to five apartment units. The comparables have improvement assessments that range from \$7.35 to \$10.80 per square foot of living area. The subject has an improvement assessment of \$47,551 or \$7.46 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Board finds it has jurisdiction over the parties and the subject matter of the 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). Proof of market value may consist of an appraisal of the subject property, a recent sale of the subject property or comparable sales. (86 Ill.Admin.Code 1910.65(c)). A contemporaneous sale between two parties dealing at arm's length is not only relevant to the question of fair cash value but practically conclusive on the issue on whether the assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill.2d 158 (1967). After an analysis of the evidence in the record, the Board finds the appellant has met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value in the record is the sale of the subject property in December 2005 for a price of \$465,000. The subject has a total assessment of \$74,399, which reflects a market value of \$735,168 when using the 2006 three year average median level of for class 2 property of 10.12% as determined by the Illinois Department of Revenue. (86 Ill.Admin.Code 1910.59(c)(2)). The subject's assessment reflects a market value greater than the purchase price. The Board finds the board of review submitted equity comparables but did not address or refute the appellant's market value argument. Based on this record the Board finds the subject had a market value of \$465,000 as of the assessment date at issue, and the 2006 three year average median level of assessment for class 2 property of 10.12% as determined by the Illinois Department of Revenue shall apply. (See 86 Ill.Admin.Code 1910.59(c)(2)).

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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.

Ronald 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: May 20, 2011

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.